

TO LET – CHARACTERFUL FITTED F&B UNIT IN PROMINENT ROADSIDE POSITION

c.1,251 ft²

**FOX
LLOYD
JONES**

0113 243 1133

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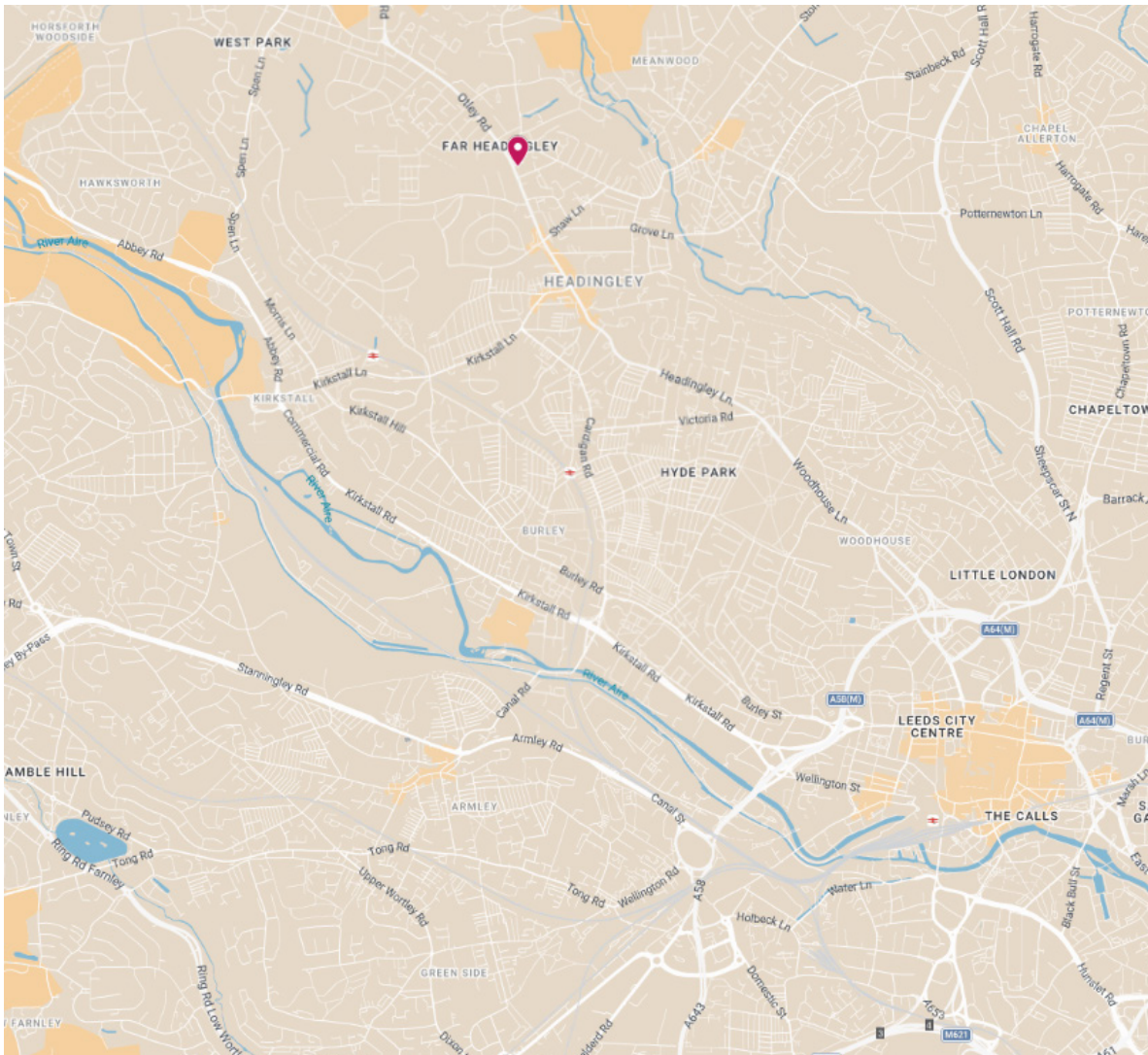
90–92 OTLEY ROAD, HEADINGLEY, LEEDS, LS6 4BA



- ◇ Prominent position fronting the busy Otley Road
- ◇ Character stone-built double-fronted end-terrace property with attractive period features
- ◇ Ground floor & basement demise extending to c.1,251 ft² unit + external seating to the front (16 covers)
- ◇ Suitable for F&B & a variety of uses such as retail, clinic, café bar, etc. (subject to planning)
- ◇ 1 car parking space to the rear demised + on-street parking available
- ◇ Planning use is Class E

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LOCATION



The property is prominently situated on Otley Road in the popular suburb of Far Headingley, approximately 2.7 miles from the city centre.

It has the advantage of being within a lively and diverse retailing environment, with a strong mix of independent occupiers including F&B, hair & beauty, retail, health & wellbeing, service providers and specialist gift and art businesses.

The area benefits from a wealth of residential housing and a growing community of young professionals, making it perfect for new operators looking to flourish.



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LOCATION



More than 60% of the residents in Headingley are university students. It is one of Leeds' most famous student districts, serving a massive portion of the roughly 80,000 students across the city's higher education institutions, including the nearby University of Leeds and Leeds Beckett University.

The subject property is located to the north of the main centre of Headingley but sits on a vibrant suburb parade.

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LOCAL AMENITY



From North to South, local amenities include the following:

1. Woodies Craft Ale
2. Three Horseshoes Bar
3. Bottle Chop
4. Tribe Yoga
5. The Reserve Mobile Cocktail Bar
6. Fika North Coffee
7. Hive Hair Salon
8. Floral Expression
9. Skin Deep
10. Turkish Diamond Scissors
11. Bukhara Indian Restaurant
12. New Inn
13. The Hair Studio



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DESCRIPTION

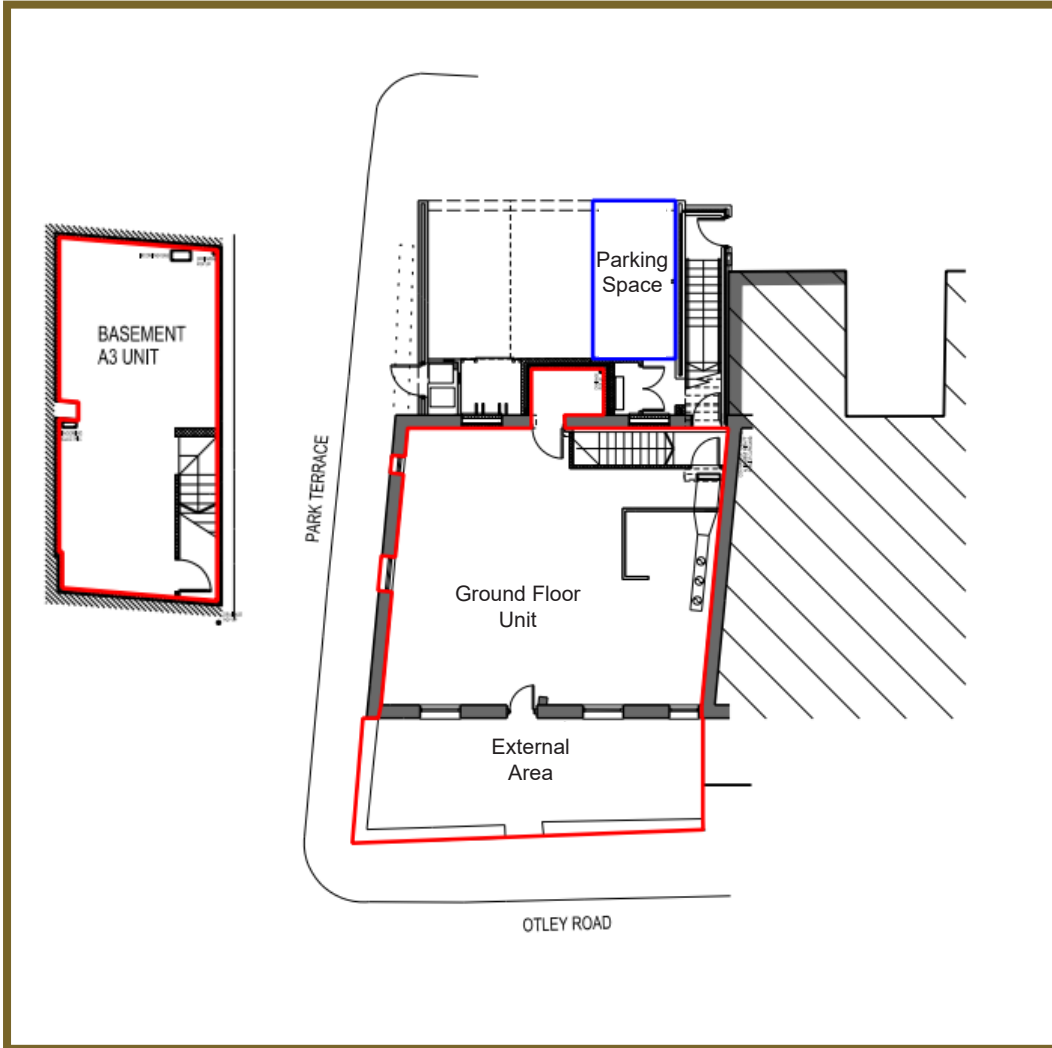


- The subject demise comprises a self-contained ground floor and basement Food & Beverage unit with an open kitchen which is fully fitted and benefits from full extraction and canopy.
- The property is a traditional stone-built terrace with characterful internal exposed stone and brick walls and exposed services to the ceiling.
- The unit is currently trading as a café/restaurant and would suit a number of uses and occupiers including retail, café bar, deli, cake / confectionary shop. (STP)
- The property has an attractive period frontage and fascia for prominent signage and visibility.
- The basement serves as useful ancillary space, providing dry goods storage, WC with baby change facilities plus a large staff room.
- The property benefits from air conditioning and gas central heating
- Useful bin store and storage rooms to rear
- Open plan kitchen area is well appointed and large tiled serving counter in situ.
- Useful terrace to front for external dining (16 covers)



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FLOOR PLANS



Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

Floor	Sq. M.	Sq. Ft.
Ground	86.15	927.31
Basement	29.14	324.31
Total	115.29	1251.31



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Viewing & further information

Please contact the sole letting agents:

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Proposal

Quoting Rent:

£35,000 per annum

Tenure:

Leasehold for a term of years to be agreed

Rateable Value:

£28,000

We advise any interested parties to make enquires with Leeds City Council. Qualifying businesses will benefit from small business rates relief.

Insurance:

Insurance for 2026 is £5,443.97 pa (including VAT)

VAT

The property is elected to charge VAT.

EPC:

The property has an EPC rating of C. A full copy of the certificate is available upon request.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure Prepared July 2026