

TO LET ~ REFURBISHED GROUND FLOOR UNIT
IDEAL FOR LEISURE / F&B + UNIQUE EXTERNAL COURTYARD

FOX
LLOYD
JONES

0113 243 1133

www.fjltd.co.uk

97 KIRKGATE, LEEDS, LS1 7DJ

c. 860 ft²



SUMMARY

- ◇ Fully refurbished ground floor unit
- ◇ Scope for outside seating to front of property and also unique rear courtyard, with bi-fold doors opening to this terrace
- ◇ Adjacent to First White Cloth Hall - a stunning Grade II* Listed Building, recently refurbished
- ◇ A vibrant street with a number of new bars and eateries and an upcoming leisure circuit
- ◇ Upper floors to be occupied by boutique fitness studio
- ◇ Flexible planning within Class E

www.fjltd.co.uk

LOCATION



- The property has prominent frontage to Kirkgate.
- Kirkgate is situated to the east of Leeds city centre and is the oldest retail street in the city.
- This is a vibrant location day and night. A number of the buildings and shops have already undergone a sympathetic refurbishment and have been re-occupied by quality independent operators, bringing the location back to life.
- Nearby occupiers provide a range of quality new independent operators including Wapentake café bar, Blue Collar Barbering, Doghouse Bagel Shop and Bar, Konzept Studio, Leson, Lamb & Flag, Fred Aldous, Crowd of Favours and the recently refurbished stunning Grade II* First White Cloth Hall and Jam Rock.



TO LET: 97 KIRKGATE, LEEDS, LS1 7DJ

**FOX
LLOYD
JONES**

DESCRIPTION



TO LET: 97 KIRKGATE, LEEDS, LS1 7DJ

Total unit extends to approx. 860 sq ft.

Outside seating to front and side return makes this particularly suitable for F&B and a USP.

The unit is situated next to the recently refurbished First White Cloth Hall on Kirkgate, a street located between Leeds Kirkgate Market and the iconic Corn Exchange. This area comprises some of the most historically and architecturally significant buildings at the historic core of the city centre conservation area.

The building has been refurbished sympathetically with a new shop front. The unit will work well for F&B with outside seating potential. This will wrap around the side along the passage to the rear as an attractive paved patio accessed via bifold doors and connecting with the new build residential development proposed.

The upper floors will be occupied and accessed separately by a boutique fitness studio.

The unit will be offered as shell and core with capped-off services.

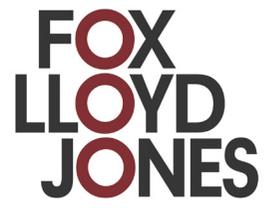
The unit will require planning permission for the extraction.

**FOX
LLOYD
JONES**

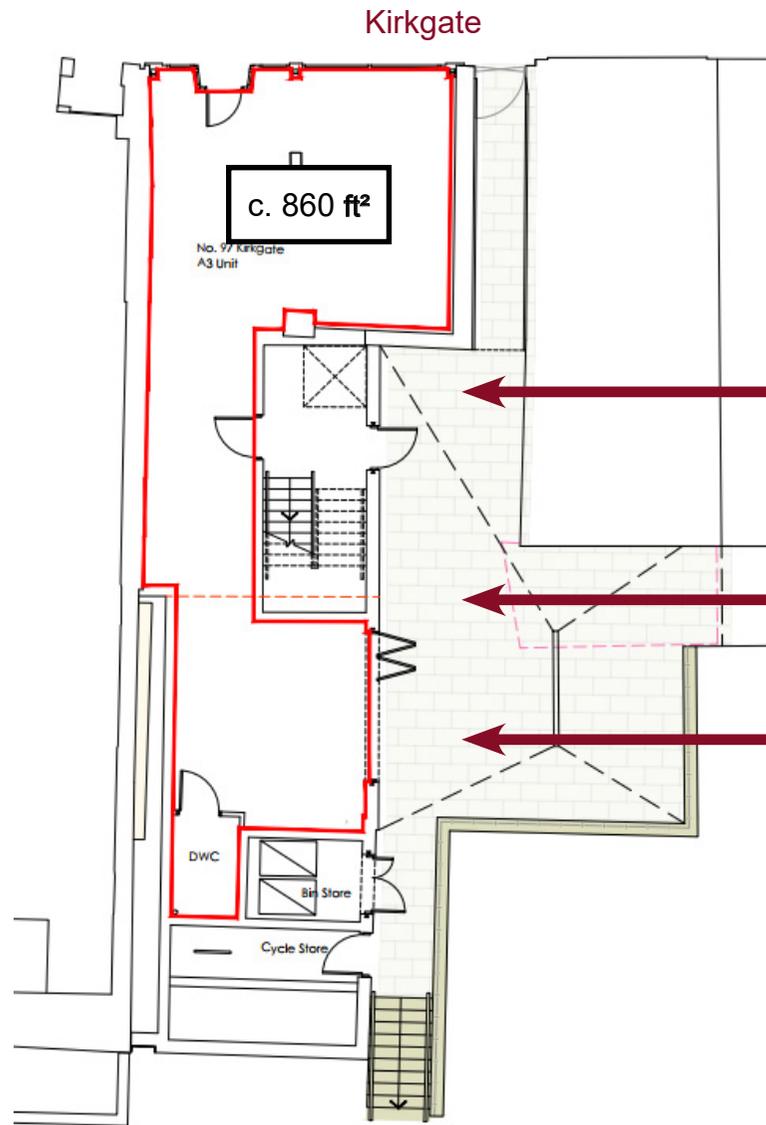
WIDER LOCAL CONTEXT



TO LET: 97 KIRKGATE, LEEDS, LS1 7DJ



FLOOR PLAN / REAR YARD



TO LET: 97 KIRKGATE, LEEDS, LS1 7DJ

FOX
LLOYD
JONES

Proposal

Terms:

The property is available by way of a new FRI Lease for a term of years to be agreed.

Quoting Rent: £55,000 per annum + VAT

Planning:

Flexible planning within use Class E

Rateable Value:

The property will need to be reassessed once the refurbishment has been completed. It is advised that interested parties make their own enquiries with the local charging authority

Service Charge:

Details upon request

EPC:

The property is to be reassessed now the refurbishment has been completed.

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 August 2025

Viewing & further information

Please contact the sole selling agents:

Louise Larking

Louise.Larking@fljltd.co.uk

Jack Francis

Jack.Francis@fljltd.co.uk

**FOX
LLOYD
JONES**

0113 243 1133

www.fljltd.co.uk