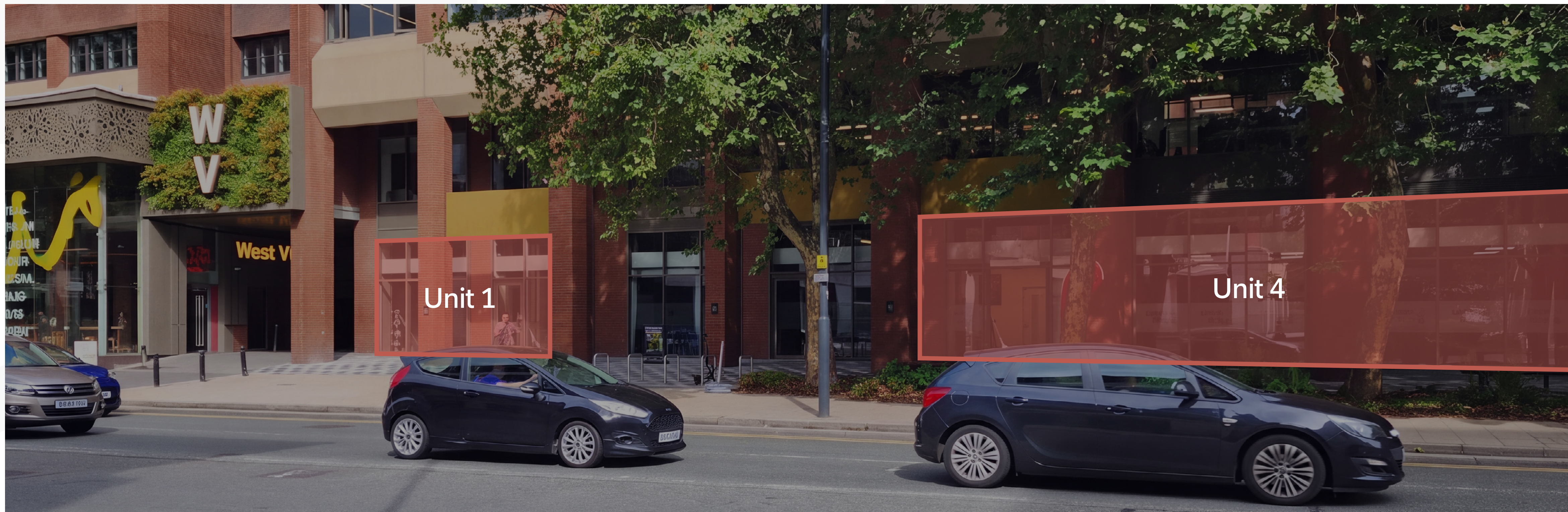


3 West Village

New opportunity in Leeds City Centre, West End - retail and leisure





Positioned for Success

3 West Village is located in a well-established part of West Leeds, sitting alongside a strong mix of food and beverage operators including Salon Madre, Pret a Manger, and Sociable Folk.

The building is currently undergoing a full refurbishment, bringing it in line with the already well-regarded West Village campus, a development that has firmly established itself as one of the area's most prominent office and retail destinations.

Despite the area's growing F&B offer, there is scope to introduce more retail and leisure amenity into the area and into this scheme, including grab-and-go sandwich or deli concept serving in the immediate area, making this a straightforward opportunity for the right operator.

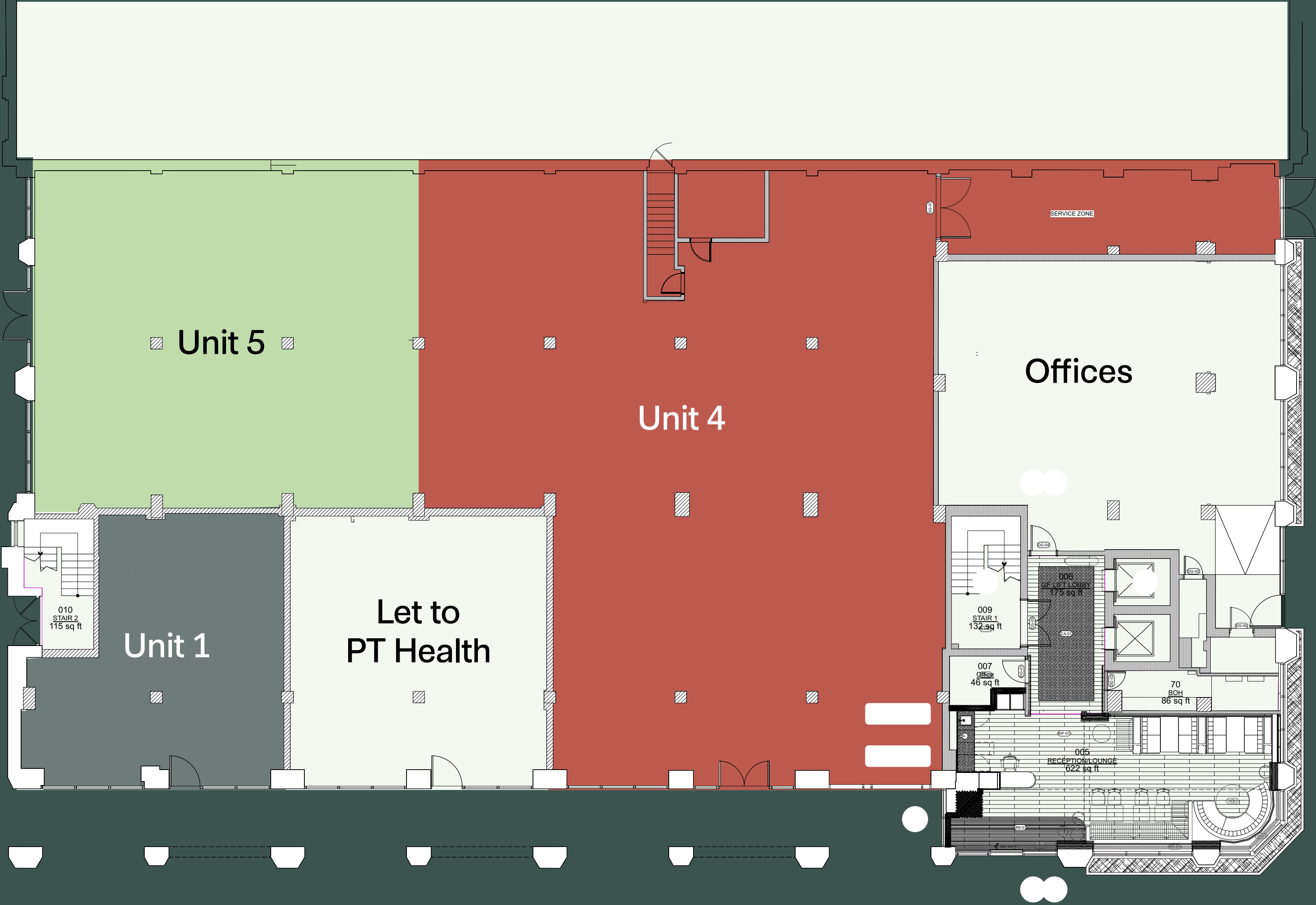
Unit 1 offers 845 sq ft of ground floor retail space, well suited to a sandwich shop, deli or similar daytime food concept. (NB extract is possible).

Unit 4 provides 4452 sq ft and would be suitable for a variety of uses including convenience food retail, clinic, leisure or food and beverage. Unit 5 can be combined with unit 4 or let separately.

Key details

Inventory	Sq ft	Quoting Rent
Retail Unit 1	845	£22,500.00
Retail Unit 4	4452	£95,000.00
Retail Unit 5	1442	£25,000.00

-  Established West Leeds location with strong footfall
-  Full building refurbishment recently completed
-  No direct grab-and-go competition in the immediate area
-  Kitchen extract possible



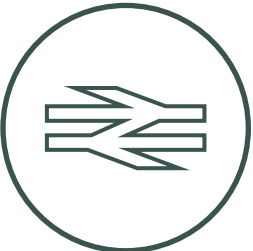
Location

At the centre of it all



3 MINUTES

To shops and wider business districts



7 MINUTES

Walk to Leeds Train Station



2 MINUTES

Restaurants & Bars

Bruntwood SciTech

- 1 West Village
- 2 14 King Street
- 3 Platform

Shopping & Leisure

- 1 Crowne Plaza Leeds
- 2 The Queens Hotel
- 3 Sainsbury's Local
- 4 Tesco Express
- 5 Victoria Quarter
- 6 Vivienne Westwood
- 7 Headrow House
- 8 Wetherspoons

Eating & Drinking

- 1 My Thai
- 2 La bottega
- 3 The Alchemist
- 4 The Good Luck Club
- 5 Salon Madre
- 6 Madre Wellington Place
- 7 Cafe Nero
- 8 BOX
- 9 Sociable Folk
- 10 Venno Wine bar
- 11 La Bottega





Our portfolio includes the following:

Rudy's
PIZZA NAPOLETANA

BREWDOG

NORD[★]

MADRE

DI++
COFFEE

BUNDOBUST

higher
ground



Second
City^{LT}
Coffee

BLANK
STREET

posie.

climat

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Find out more about the West Village campus:
<https://bruntwood.co.uk/our-locations/leeds/west-village/>