

TO LET

Unique Retail / Leisure Opportunity Available c.388 sq. ft

25-26 Grand Arcade, New Briggate, Leeds, LS1 6PG



Location:

- Located in The Grand Arcade between New Briggate and Vicar Lane, adjacent to the Grand Theatre and Opera North .
- The Arcade is a stunning Grade II listed building that is home to a diverse range of tenants and uses, including retail, beauty, bars, restaurants and cafés, as well as some well-known and independent brands.
- Tenants include Zaap Thai, Stuzzi, Roxy, Ohana Bar & Restaurant, NQ64, Lords Barbers/ Domino Club and the popular Alfonso's Deli.
- The area has recently benefited from significant investment along New Briggate through the Regeneration Fund, as well as refurbishment work completed by Opera North and new student residential developments.
- The Arcade has undergone refurbishment including new Yorkshire stone paving and hanging lanterns adding to the period charm of the location.
- Surrounded by a number of cool independent operators offering a vibrant and strong mix of uses to generate daytime and evening footfall.

Accommodation:

- This well-presented unit is thoughtfully designed across the ground floor, extending to approximately 388 sq.ft. Its versatile layout and high-quality fit-out make it suitable for a wide range of occupiers and business types, offering maximum flexibility for future use
- Inside, the unit benefits from an impressive floor-to-ceiling height that enhances the sense of space. The contemporary décor is complemented by premium light wood flooring, creating a stylish, professional environment that will appeal to both staff and customers alike.
- The unit is fully equipped with its own WC and staff kitchen facilities, ensuring convenience and functionality for day-to-day operations.
- Self-contained unit with striking double-fronted glazing, strong visibility, natural light, and the opportunity to showcase products or services directly to passing footfall.
- Subject to landlord's consent, there is the opportunity to introduce external seating within the covered Arcade, ideal for café, retail, or customer-facing occupiers seeking to maximise engagement.
- Currently c. 9,000 existing residential + student beds in the local vicinity.

Opportunity & Location

The subject property forms part of the Grand Arcade, a distinguished and highly acclaimed Grade II listed building in the Northern Quarter. The location benefits from a thriving food and beverage circuit, with well-known venues such as NQ64, ZAAP, Stuzzi, and Roxy Ball Rooms, alongside the Arcade's own mix of quality independent operators including Tailors, Dominos, Ohana Bar & Restaurant, and the ever-popular Alfono's Deli, which has brought a fresh vibrancy to the Grand Arcade.

In addition, other uses within the Arcade include Tailors and Sonder, a contemporary lifestyle store. The Arcade is enclosed beneath a striking glass lantern roof and offers seating in front of each unit, enhanced by attractive Yorkshire stone flooring. With several Food & Beverage operators present (Tailors, Bar Santiago, Casa Columbia, and Domino Club), this seating creates a lively, sociable atmosphere both day and night.

The available unit extends to approximately 388 sq.ft of versatile space, presenting a prime opportunity for businesses seeking a well-located, self-contained premises. Designed for visibility and customer appeal, it features a prominent shopfront with a wide display window and partially glazed entrance door, delivering an inviting and professional frontage.

The unit also benefits from dedicated staff facilities, including a WC and kitchen, ensuring convenience and efficiency for employees. Its flexible layout makes it ideal for a variety of commercial uses such as retail, hair or beauty salon, dental practice, or creative studios. Subject to approvals, the space also offers an excellent opportunity to operate as a bar or café, capitalising on its central position and strong footfall. Nearby, the LGI has invested £450 million in the Innovation District, providing 94,000 sq m of healthcare facilities due for completion in Q4 2025, further boosting activity in the area.



Details Updated September 2025



Images of unit now



Images of fit out when previously trading

Rent:

£16,500 + VAT

Buildings Insurance:

The current premium for the premises is £1,202.15 plus VAT, paid annually in advance.

Service Charge:

The current service charge for 2025/26 is £3,671.07

Planning:

The unit has planning for Class E

Terms:

The property is available by way of an effective repairing and insuring lease for a term to be negotiated.

EPC:

The property has a Rating of C

VAT:

The property is elected to charge VAT

Legal Costs:

Each party to be responsible for their own legal costs incurred in any transaction.



All Enquiries:

For further information or to arrange a viewing please contact either FLJ or our Joint Agents ATC on the below details:

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Misrepresentations Act: Details prepared September 2025

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