

TO LET ~ REFURBISHED GROUND FLOOR UNIT IDEAL FOR LEISURE / F&B

**FOX
LLOYD
JONES**

0113 243 1133

www.fljltld.co.uk

165 LOWER BRIGGATE, LEEDS, LS1 6LY

c. 700 ft²

SUMMARY

- ◇ Attractive period building surrounded by a mix of uses
- ◇ Fully refurbished ground floor unit
- ◇ Useful basement for ancillary storage
- ◇ Scope for outside seating to front of property
- ◇ Suitable for a variety of uses including Retail, Food & Beverage, Hair & Beauty
- ◇ Flexible planning within Class E



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LOCATION



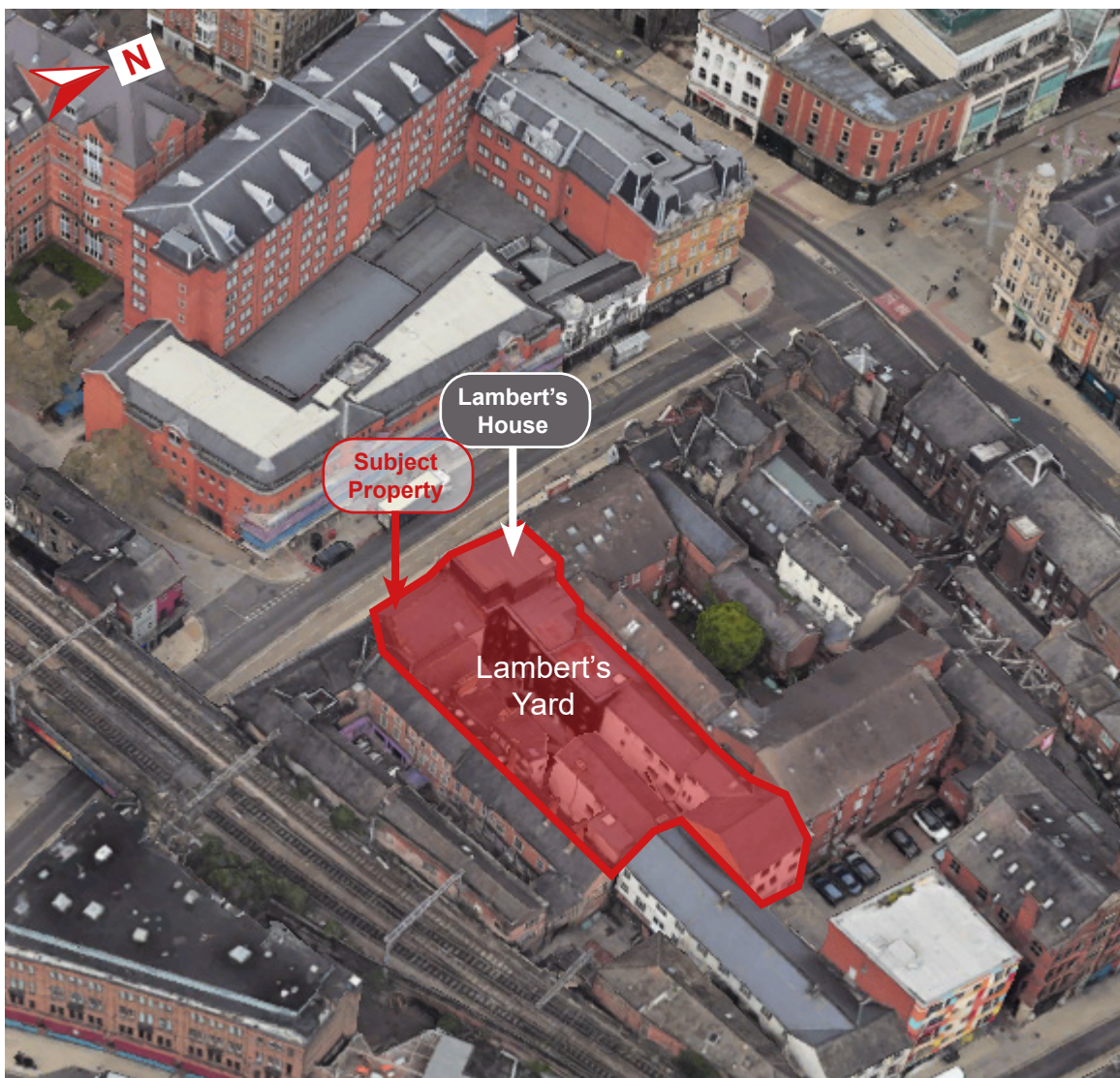
- The property has prominent frontage to Lower Briggate and is directly opposite the recently redeveloped Dysons Chambers – now Leeds Briggate Studios, consisting of 82 student rooms.
- New Briggate is situated to the east of Leeds city centre and is the extension of Briggate, the principal pedestrianised shopping street in Leeds.
- 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 operators, bringing the location back to life.
- Nearby occupiers include a range of bars and restaurants such as immediate neighbours Revolución de Cuba, Nyla's, Viet Bistro and Smokestack.



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DESCRIPTION



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The unit extends to approx. 700 sq ft. and is split level, with a flight of 4 steps leading to the rear service area. It also benefits from a useful basement for ancillary storage.

The building has been refurbished sympathetically with a new shop front. Outside seating potential to the front makes this site particularly suitable for F&B.

The street is located just west of Call Lane and south of Boar Lane/ Duncan Street and close to 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.

Next door is Lambert's House, a Grade II Listed building and the last surviving triple-storey house in the centre of Leeds. Originally built around 1600, it is named after the Lambert family who were wealthy grocers and tea dealers.

The rear doors of both this house and No.165 open onto Lambert's Yard, which has recently been redeveloped to house 19 luxury apartments.

The unit was previously occupied as a retail unit and will be offered as partially fitted. It would need to be repurposed for F&B if appropriate.

Planning permission will be required for installation of extraction unit.



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LOCAL CONTEXT



Bars

1. Ten Bar
2. Bower's Tap
3. Smokestack
4. Fibre
5. Power, Corruption & Lies
6. Call Lane Social
7. Bar 42
8. Revolution
9. Jake's Bar
10. Oporto
11. Neon Cactus
12. Cuckoo
13. Roland's Bar
14. Bottle Chop – Wine / Deli

Bar / Restaurants

15. Nyla's
16. Revolución de Cuba

Restaurants / Coffee

17. 3rd White Cloth Hall - Food Hall
18. Pizza Pilgrims
19. Gino D'Acampo
20. Nando's
21. Viet Bistro
22. Mommy Thai
23. Pie Minister
- 24/25. 92 Degrees (Coffee)
26. If Up North (Coffee/Brunch)

Quick Service Restaurants

27. Wingstop
28. Fat Hippo
29. GDK
30. Burger King
31. McDonald's
32. Sqew
33. Five Guys

Bakery

34. Underground Bakery

35. The Corn Exchange:

36 Units are occupied in October 2025, of which only 4 are Food & Beverage. The remaining 30 include Fashion / Jewellery / Design / Lifestyle.

Food & Beverage:

Melting Point - Ice Cream
Whisper Bakes - Brownies
Bruschetta - Middle Eastern Food / Coffee
Cheesy Living Co - Cheese/Charcuterie

Lifestyle sample:

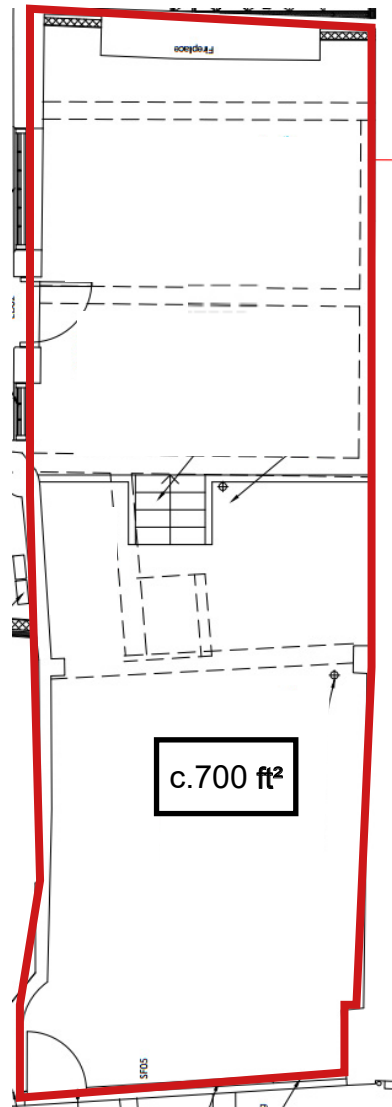
Mint - Nail & Beauty Care
Mr Men's - Barbers
The Plant Point - House Plants

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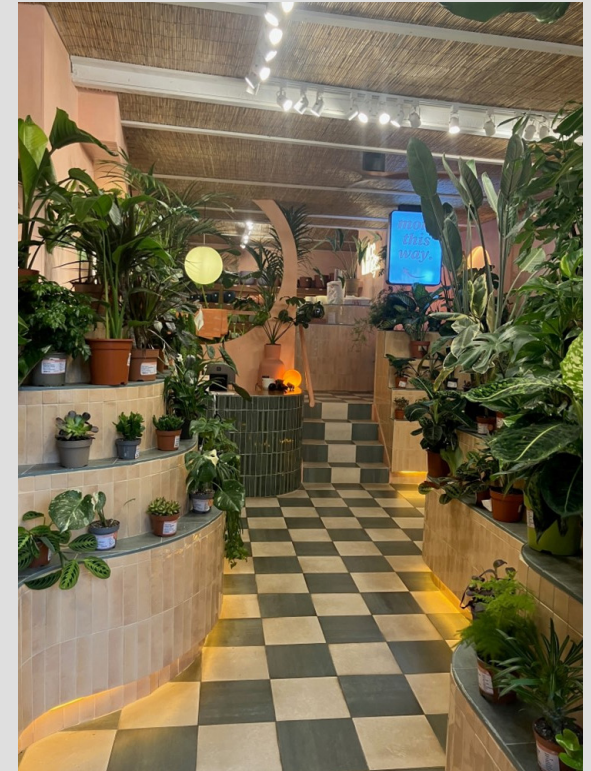
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GROUND FLOOR PLAN / GALLERY

Indicative Site Boundary



New Briggate



Existing Fit-Out

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Proposal

Terms:

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

Quoting Rent: £35,000 per annum + VAT

Planning:

Flexible planning within use Class E

Rateable Value:

It is advised that interested parties make their own enquiries with the local charging authority.

Service Charge:

Not applicable

EPC:

Rating B (42)

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 October 2025

Viewing & further information

Please contact the sole selling agents:

Louise Larking

Louise.Larking@fljltd.co.uk

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