

TO LET – FULLY FITTED BAR / RESTAURANT OPPORTUNITY

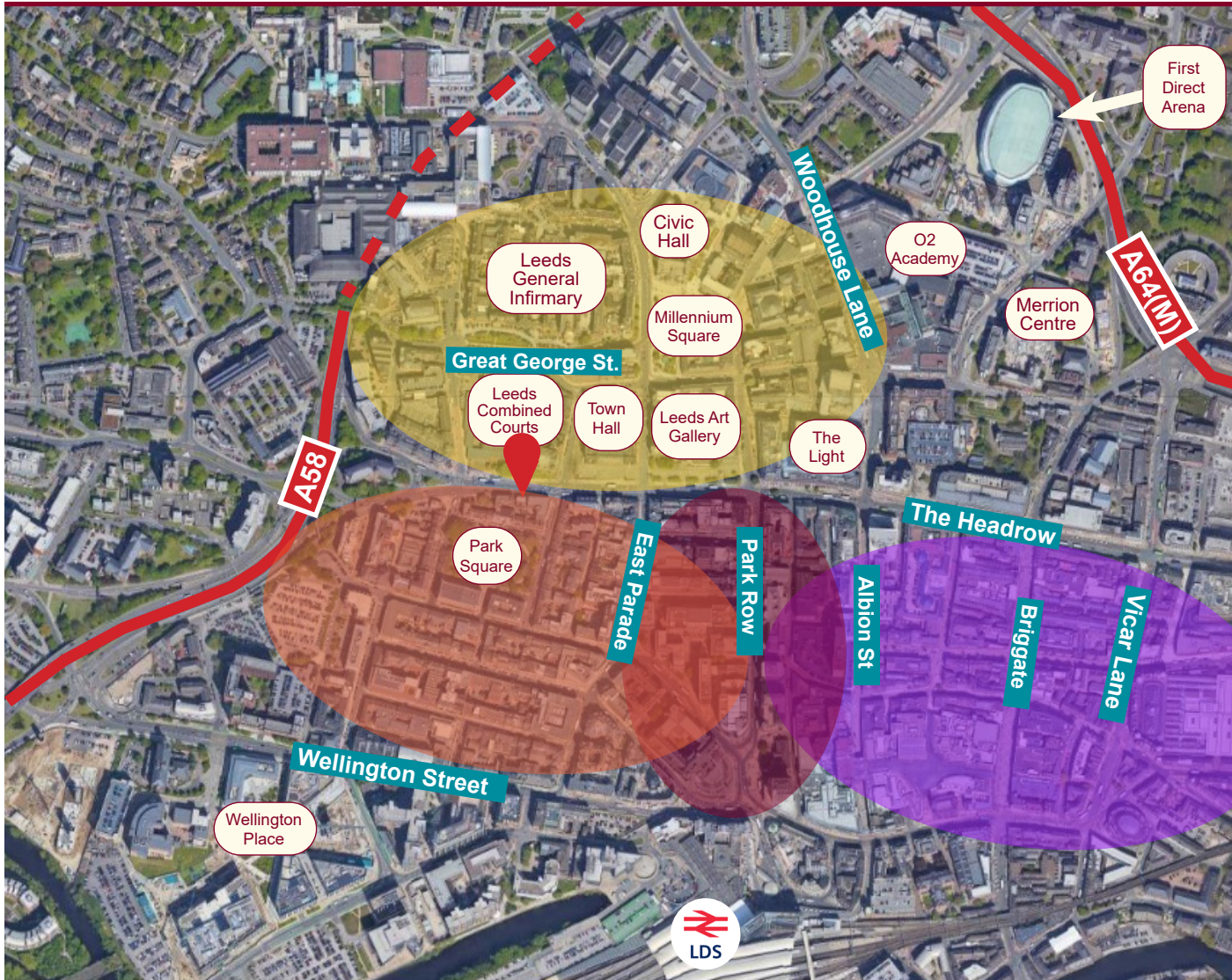
GROUND FLOOR + BASEMENT + PART FIRST FLOOR – 3,140 sq ft

17 Westgate, Leeds, LS1 2RA



- ◇ Prominent location on Westgate, an extension of The Headrow, which is a major spine road through the city
- ◇ New free-of-tie lease available
- ◇ Commercial space arranged over ground, basement and part first floor
- ◇ Existing food and beverage fit-out in situ
- ◇ External seating potential fronting Westgate
- ◇ Heavily trafficked route for both vehicles and pedestrians
- ◇ Surrounded by offices + residential
- ◇ Current opening licence 11am–1.30am daily
- ◇ EPC Rating: B

LOCATION



Situated on Westgate just off The Headrow, the property benefits from excellent visibility and immediate access to Leeds' core business district, professional services community, and a wealth of retail, leisure and hospitality amenities.

The property is located directly opposite Leeds Combined Court Centre and Leeds Crown Court, and is surrounded by a strong mix of office occupiers, particularly within the legal and professional services sectors. The immediate area also benefits from a growing residential population, with numerous apartment and serviced accommodation developments now located along Westgate and The Headrow.

Park Square, one of Leeds' most attractive Georgian garden squares, lies immediately to the rear of the property.

- Civic Quarter
- Business Quarter
- Leisure Circuit
- Retail Quarter

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DESCRIPTION

17 Westgate has been known as the Town Hall Tavern since its opening in 1926. For many years it was frequented by solicitors, police officers, and the accused—who famously sat on opposite sides of the pub to prepare for cases or savour their last moments of freedom.

- The property is a detached three-storey building occupying a highly prominent position on Westgate in Leeds city centre.
- The building provides a fully fitted food and beverage opportunity across the ground floor, basement and part first floor.
- The remainder of the first floor is allocated for Residential occupation along with the second floor.
- The property is presented in good order throughout the trading accommodation, benefitting from a traditional fitted bar, customer WC facilities, commercial kitchen, walk-in fridge and ancillary storage areas.
- There is also scope for external seating along the front elevation, further enhancing the property's appeal to hospitality operators.
- Although previously a public house, the premises are suitable for a range of uses, subject to planning.



Accommodation (NIA)

We have been provided with the following Net Internal Areas (NIA) for the primary 'leisure' element.

Floor	Sq. M.	Sq. Ft.
Basement	105.91	1,140
Ground Floor	124.95	1,345
Part First	60.85	655
Total	291.71	3,140



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PHOTO GALLERY



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Ground Floor



First Floor



Proposal

Quoting Rent:

£48,500 per annum exclusive

Tenure:

Available by way of a new free-of-tie lease on terms to be agreed.

Rateable Value:

£18,250 (Effective from 1 April 2026)

Interested parties should make their own enquiries with the local charging authority.

EPC:

Rating B (48). 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.

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Viewing & further information

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