

**TO LET:**

**BAR & RESTAURANT UNIT, BLOCK B CROWN POINT ROAD, LEEDS LS9 8BZ**

**FITTED GROUND FLOOR BAR OPPORTUNITY c. 4,000 ft<sup>2</sup>**  
(Commercial Extract in situ for Restaurant / Dark Kitchen Use)

**FOX  
LLOYD  
JONES**

**0113 243 1133**

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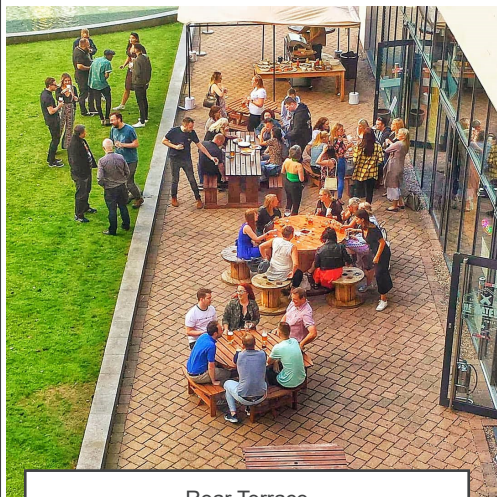
**STRATEGIC PROPERTY ADVISERS**

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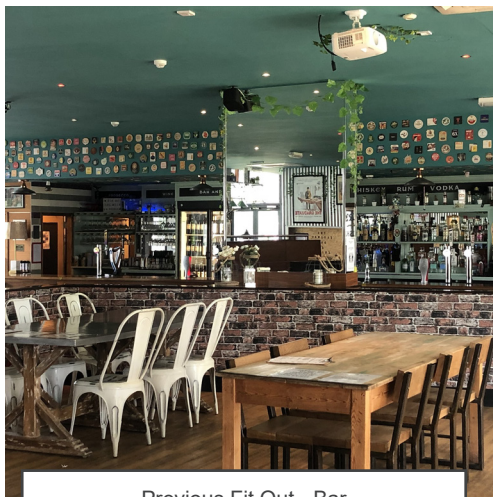


## PROPERTY OVERVIEW

- Fitted bar opportunity situated in The Gateway mixed use development
- The Gateway includes 44,000 sq ft of office space – tenants include CBRE, BAM, SES and Scotfield Group
- The site also benefits from 550 residential apartments and outline planning for a further 110-140 residential apartments
- The scheme benefits from some new commercial tenant additions. These include Private GP Services, Aesthetica Medical alongside existing operators: Gateway to Beauty and Nisa Local
- The previous use was a restaurant / bar. We advise interested parties to make contact with the local planning authority
- The previous alcohol licence permitted alcohol consumption till 2am. A new tenant will need to re-apply for an alcohol licence for both internal and external consumption
- Situated below an IBIS Hotel, offering on-site customers alongside the resident and office occupiers
- Previously occupied by The Gateway Bar & Grill and formerly Suburban Bar
- Unit offered in a partially fitted condition, although it will require some investment in upgrading the existing fit out and providing new furniture and kitchen equipment
- Popular area of Leeds for residential development to include Moda Living (515 Apartments), Centenary House (80) and Climate Innovation District plus existing residential towers
- Unique opportunity for outside seating both facing Crown Point Road and within the development / courtyard
- Attractive glazed frontage and rear
- Ability to split if required
- Underground parking available by way of an agreed separate licence



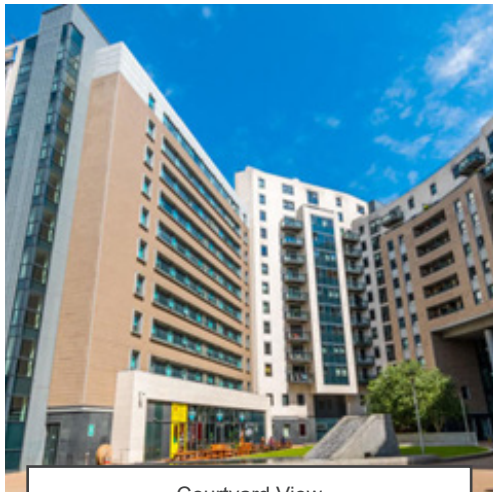
Rear Terrace



Previous Fit Out - Bar



Previous Fit Out



Courtyard View

## PROPERTY OVERVIEW

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PROPERTY OVERVIEW

LOCALE

LOCATION

PROPERTY DETAILS

FLOOR PLAN

OPPORTUNITY

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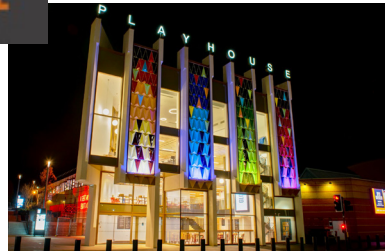
## LOCALE

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PROPERTY OVERVIEW  
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 FLOOR PLAN  
 PROPOSAL

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## Location

- The unit is positioned in a prominent location to the east of Leeds City Centre, only a 5-minute walk to Brewery Wharf, The Calls and Leeds Dock. The scheme has strong transport links, located within a 3-minute and 14-minute walk of Leeds' bus and train stations respectively.
- Fronting Crown Point Road and East Street the unit benefits from exposure to vehicular traffic travelling through Leeds from South to North and from the M1. East Street is in connection with Regent Street and thereafter Scotthall Road carrying traffic from the centre towards North Leeds and Harrogate.
- The Gateway is ideally positioned with 4,551 existing apartments in the local vicinity and a further 3,770 apartments in the pipeline with approved planning. On site, there is a 218 room Ibis Hotel. In addition, a £300 million Leeds city centre development by Moda: SOYO will regenerate Quarry Hill with two 16-Storey tower blocks creating New York Square, all on the doorstep of the Gateway.
- The East Leeds area has an ever-growing Food & Beverage reputation with The Lamb and Flag (Pub), The Wardrobe Bar, SARTO (pasta), Café 164, Sakku (Japanese), Kendell's Bistro (French) and Aagrah (Indian) alongside respected Leeds institutions: Northern Ballet, Leeds Playhouse and Quarry Hill Leeds City College.

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## Description

- Fitted Bar including a built-in bar, raised seating area / dance floor, four seating booths, staff room and staff WC, kitchen, bin store, dry store plus female and male toilets.
- Situated in the basement is an equipped beer cellar by way of existing relationship with previous supplier and a further storage facility accessed from within the basement car park.
- Servicing of kegs and wet stock is via the basement car park.
- The unit provides four customer access points via two double doors from within the development's courtyard and two additional entrances (one with a lobby) off the terrace fronting Crown Point Road.
- The unit provides two service entrances at ground level – one for servicing the basement / kitchen and the other for bin collection. There is a final entrance from within the underground car park for servicing.



- Former kitchen space includes a canopy and a commercial extraction route to the roof. The kitchen is otherwise stripped of equipment.
- Bin store access located from within the Kitchen and ventilated via a louvre system.
- The unit is supplied with incoming gas, water and electric.
- Self-metered within the demise. Air conditioning cassettes found within the unit. Condition and functionality would need to be assessed by the incoming tenant.
- Music speakers are found throughout the unit; however, the condition would need to be tested.
- Outside seating – The unit offers the opportunity for frontage and courtyard seating (indicated on the adjacent plan). Interested parties may wish to explore a canopy structure or other 3D structures for seating throughout the year.
- Unit fit out and configuration is well suited for a bar use; however, unit also has scope for another leisure, clinic or gym use.

## Accommodation Schedule

Gateway Bar	Sq Ft GIA	Sq M GIA
Ground Floor	c. 4,000	c. 371
Total GIA	c. 4,000	c. 371

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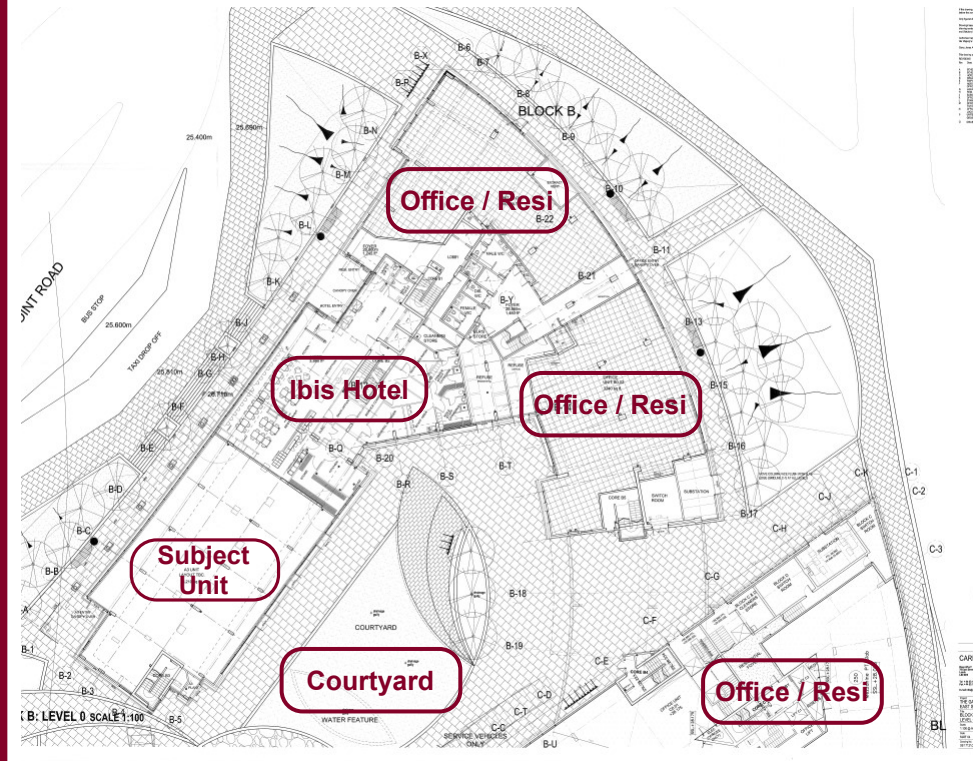
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### Colour Plan

- Indoor Space
- Outdoor Space



### Ground Floor Shell Plan

## FLOOR PLANS

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OPPORTUNITY

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## Viewing & further information

Please contact using the details below, or alternatively our Joint Agents, Knight Frank.

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## Opportunity

### Rent:

£50,000 per annum

### EPC:

Rating C

### Planning:

Interested parties are encouraged to make their own enquiries with the local planning authority.

### Rates:

Rateable Value: £41,900

Rates Payable £20,908.10

Prospective tenants are advised to confirm any potential leisure or retail rates relief directly with their local authority.

### Service Charge:

Available on request

### Insurance:

Available on request

### Costs:

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

### 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.
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