TO LET – PROMINENT GROUND FLOOR OPPORTUNITIES

Suitable for a variety of uses including F&B, Leisure, Retail, Beauty, Health & Fitness (STP)

9 – 23 Eastgate, Leeds, LS2 7LY

from 230 ft² – 2,753 ft²

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www.fljltd.co.uk



- Rare opportunity to occupy a highly prominent position on Eastgate
- A range of units and opportunities exist from Unit 9–Unit 23
- Individual units are offered from 230 ft² to 2,753 ft²
- Handover condition varies from fitted F&B to partial white box/shell units
- Located opposite Victoria Gate, close to Vicar Lane and a multitude of public transport routes inc the bus station
- This location is now established as a premium destination for retail & leisure shoppers
- Upper floors are occupied by offices/residential, while neighbouring GF units offer a mix of Food & Beverage & retail

LOCATION

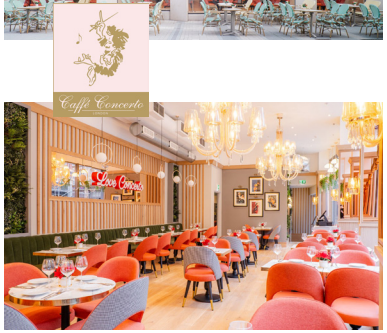
Situated opposite John Lewis and its adjoining car park, the units abut the 4-acre Eastgate Quarter, recently acquired by a JV partnership between Torsion and Khalbros. Their vision is to create a mixed-use neighbourhood, combining Residential with hospitality, leisure and lifestyle amenities.

It is also an established premium destination for Retail and Leisure, with Victoria Quarter and Victoria Gate plus the likes of Ivy, Ivy Asia, Cut & Craft, Dishoom, Sushi Nakamura, Uyare, Acai & The Tribe, Empire Café and Caffè Concerto all driving footfall to this part of the city.

The Stack Leisure development proposed on Kirkgate Market external site is reinforcing the strength of the area for a variety of F&B concepts both large and small.

The surrounding area provides a strong mix of quality retail, F&B, residential & office occupiers, creating consistent footfall throughout the day and evening.



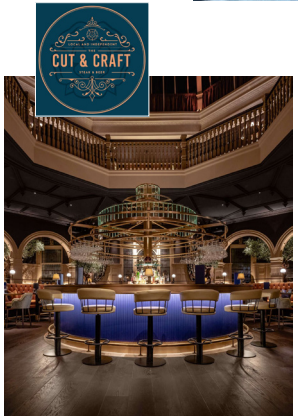




















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LOCATIONAL CONTEXT



Units 9 – 23 Eastgate occupy a strategic city centre position within Leeds' vibrant commercial retail and leisure district. Units 9 & 11 are located at the west end of the building in a highly prominent and busy spot.

No. 19 is located directly next to the highly popular Akbar's Restaurant, one of the city's most established dining destinations.

No. 23 is located further down Eastgate and will be adjoining the new Mezza restaurant, a high-end Middle-Eastern concept.

In addition to a multitude of day visitors, the area supports a significant number of students/residents:

1. The student accommodation tower blocks to the south of the First Direct Arena (Wade Lane/Merrion Way) already provide an incredible 4500+ bed spaces.
2. Leeds City College, Quarry Hill Campus has over 3,000 students.
3. The Mabgate area will eventually provide 500+ residential units.
4. The SoYo Residential development at Quarry Hill already houses c. 800 students/young professionals, with another 1000+ units under construction / in the pipeline.

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DESCRIPTION

Unit 9 is a grab-&-go kiosk with front hatch opening offering a quirky space for a coffee shop serving pastries to appeal to the heavy footfall and passing traffic, and is offered as a fully fitted unit (less equipment).

Unit 11 has accommodation over ground and upper ground mezzanine level and is being offered as a fitted F&B venue with loose FF&E available as well if needed. It would suit an all-day dining and brunch venue with evening drinks offering. Full extraction canopy included is in situ.

Unit 19A offers a ground floor unit with scope for mezzanine given the very good ceiling height. Including the mezzanine gives just over 1,000 ft^2 and would suit F&B or retail or beauty.

Unit 19B offers a ground floor and basement, and again the option exists to include a mezzanine floor if required. This unit with a generous lower ground floor head height would be suited to a boutique fitness studio with dedicated ground floor entrance.

Unit 23 will provide dramatic double-height glazed frontage and internally an open entrance to full height with a generous L-shaped ground floor, small basement area for storage and scope for a mezzanine to the rear, lending itself to restaurant or bar use.



Accommodation (NIA)

We have been provided with the following Net Internal Areas (NIA)

Unit	Floor	Sq. M.	Sq. Ft.
9	Ground Floor Kiosk	21.4	230
	Total	**21.4**	**230**
11	Ground	120.0	1,291
	Mezzanine	136.5	1,469
	Total	**256.5**	**2,760**
19A	Ground	70.3	757
	Possible Mezzanine	22.7	244
	Total	**93.0**	**1,001**
19B	Ground	53.4	575
	Lower Ground	128.7	1,386
	Total	**182.1**	**1,961**
23	Ground	153.5	1,652
	Lower Ground	15.4	166
	Total	**168.9**	**1818**
23	Ground	153.5	1,652
	Lower Ground	15.4	166
	Possible Mezzanine	87.4	940
	Total	**256.3**	**2,758**

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OVERALL SCHEME PLAN

Computer generated images show possible store fronts – indicative only











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SCHEME ELEVATION DRAWINGS

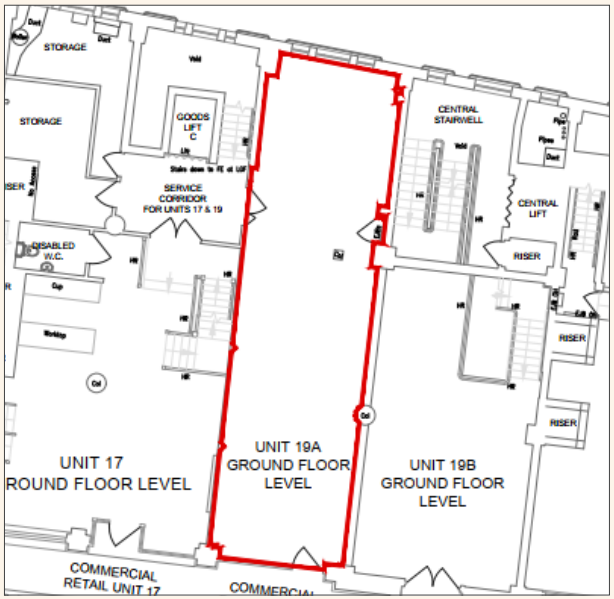




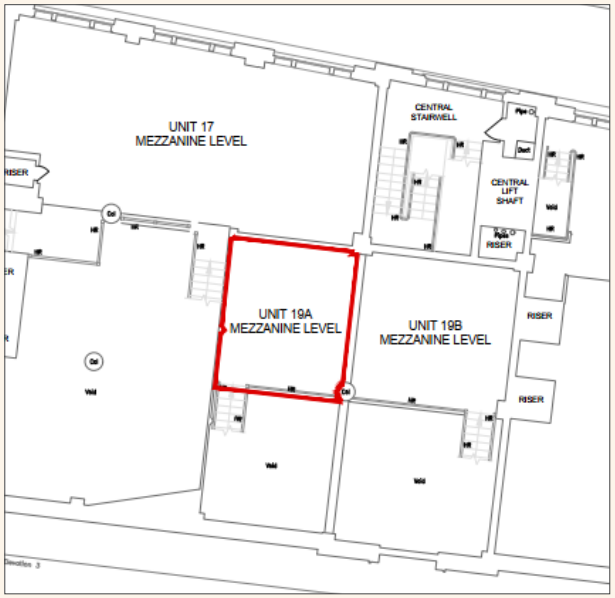
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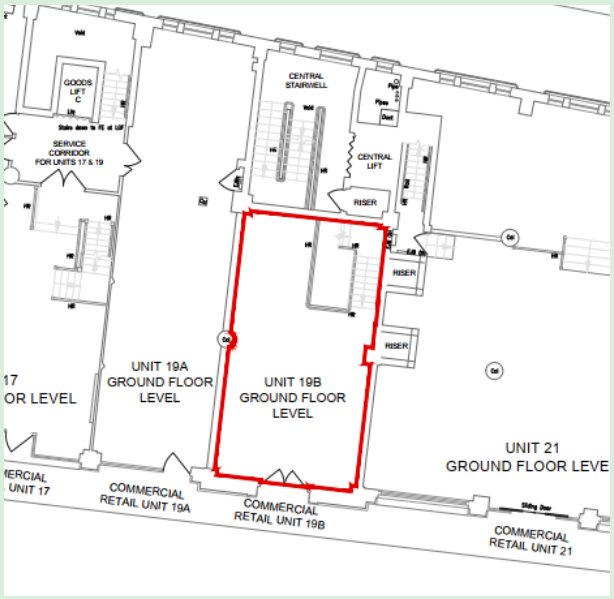
INDIVIDUAL UNIT FLOOR PLANS



19A Ground Floor



19A Mezzanine



19B Ground Floor



19B Lower Ground Floor

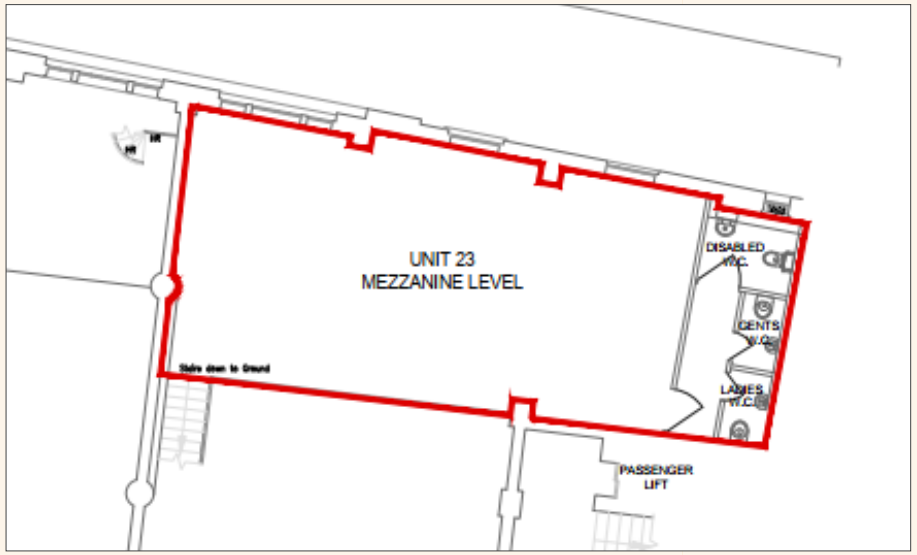
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UNIT 23 FLOOR PLANS



23 Ground Floor



23 Mezzanine

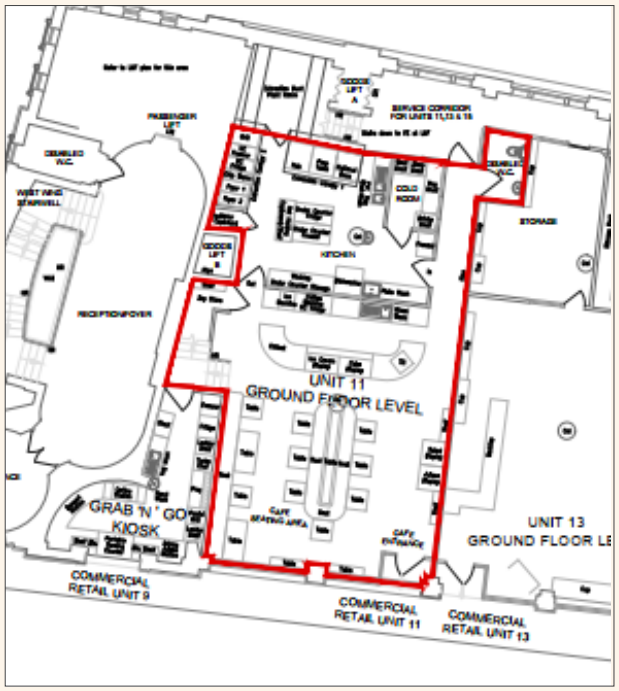


23 Lower Ground Floor

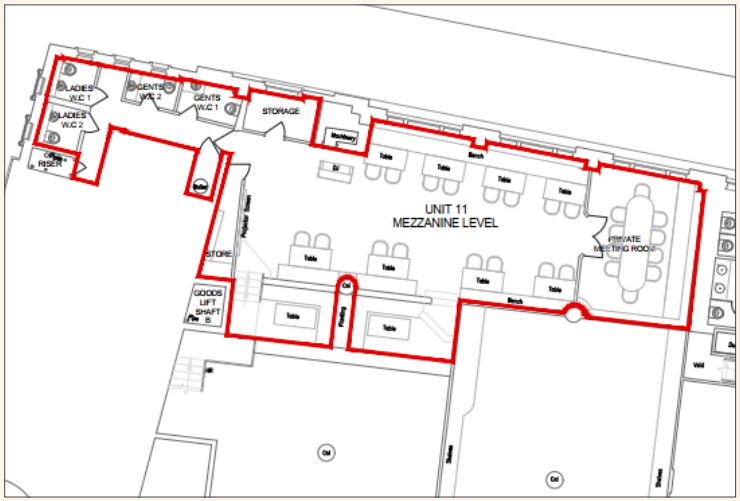
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UNITS 9 & 11 FLOOR PLANS



11 Ground Floor



11 Mezzanine



9 Ground Floor

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Viewing & further information

Please contact the sole letting agents:

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Proposal

Quoting Rent:

No. 9: GF £22,500 + VAT per annum – NB: Fully fitted
No. 11: GF + Mezz £72,500 + VAT per annum – NB: White box with canopy installed
No. 19A: GF Only: £36,000 + VAT per annum
No. 19A: GF + Mezz: £42,000 + VAT per annum
No. 19B: GF + LGF £34,000 + VAT per annum
No. 23: GF £45,000 + VAT per annum
No. 23: GF + Mezz: £60,000 + VAT per annum

Term:

Leasehold for a term of 6 years with rent review every 3 years

Rateable Value:

The property will be reassessed post redevelopment. Interested parties should make their own enquiries with the local charging authority.

Planning:

Planning is within Class E

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 2026