

TO LET – REFURBISHED GROUND FLOOR RETAIL / LEISURE OPPORTUNITY

**FOX
LLOYD
JONES**



96 KIRKGATE, LEEDS, LS2 7DJ

Ground Floor 345 ft²

0113 243 1133

www.fljlttd.co.uk



SUMMARY

- ◇ Ground floor accommodation extending to 345 ft²
- ◇ Adjacent to First White Cloth Hall – a stunning Grade II* Listed Building, recently fully refurbished and occupied
- ◇ A vibrant & popular street with a number of bars and eateries and an expanding leisure circuit
- ◇ Opportunity for outside seating to front
- ◇ Upper floors to be occupied by boutique fitness studio.
- ◇ Flexible planning within Class E

PROPERTY DETAILS

Description

- The opportunity comprises refurbished ground floor accommodation suitable for a variety of commercial uses.
- Flexible use for occupation by Retail, Leisure, Hair & Beauty, Aesthetics, Café or Clinic operators.
- The building has been refurbished sympathetically with a new shop front and will be offered as shell and core with capped-off services.
- Exposed brick walls and feature exposed beams internally offer characterful space ready for tenant fit-out.
- The accommodation provides an opportunity to occupy refurbished retail or leisure space in one of Leeds city centre's most distinctive locations.

Location

- The property has prominent frontage to Kirkgate, situated to the east of Leeds city centre.
- Located between Leeds Kirkgate Market and 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.
- The unit is next to the stunning Grade II* First White Cloth Hall on Kirkgate, recently refurbished and with its new luxury all-day cafe/bar, Moods, now open on the ground floor. On the other side, LeSon offers authentic Vietnamese food.
- 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 independent operators, bringing the location back to life.
- Nearby occupiers provide a range of quality new independent operators including Jamrock, Wapentake café bar, Blue Collar Barbering, Doghouse Bagel Shop and Bar, Konzept Studio, Lamb & Flag, Fred Aldous and Crowd of Favours.
- To the rear of the units it is planned that there will be a new build high-quality residential PRS scheme to be delivered by the same landowner, creating a unique residential community in the heart of the city centre retail core.



Phase 1 Kirkgate - Indicative North Elevation

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LOCAL CONTEXT



Pubs / Bars

1. The Duck & Drake
2. Moods (Coffee/Brunch/Bar)
3. The Maven
4. Wapentake Café Bar
5. Doghouse Bar & Bagels
6. Jake's Bar
7. Oporto
8. Neon Cactus
9. Cuckoo
10. Roland's Bar
11. Bar 42
12. Call Lane Social
13. Power, Corruption and Lies
14. Bottle Chop – Rinse Natural Wine

Restaurants / Takeaways / Coffee

15. Mommy Thai
16. Pieminister
17. Döner Summer
18. Al Baba
19. LeSon
20. Jam Rock
21. 3rd White Cloth Hall - Food Court
22. 92 Degrees - Coffee
23. If Up North - Coffee

Bakery

24. Underground Bakery

Salons

25. Pagan Body Piercing
26. Buzz Club Tattoo
27. Konzept Studio
28. Blue Collar Barbering
29. CC Hair & Beauty

Lifestyle / Fashion

30. Blue Rinse Vintage
 31. Fred Aldous Crafts
 32. B&M Fabrics
 33. Y2K Vintage
 34. Corn Exchange
- Sample 7 of 30 operators currently in occupation

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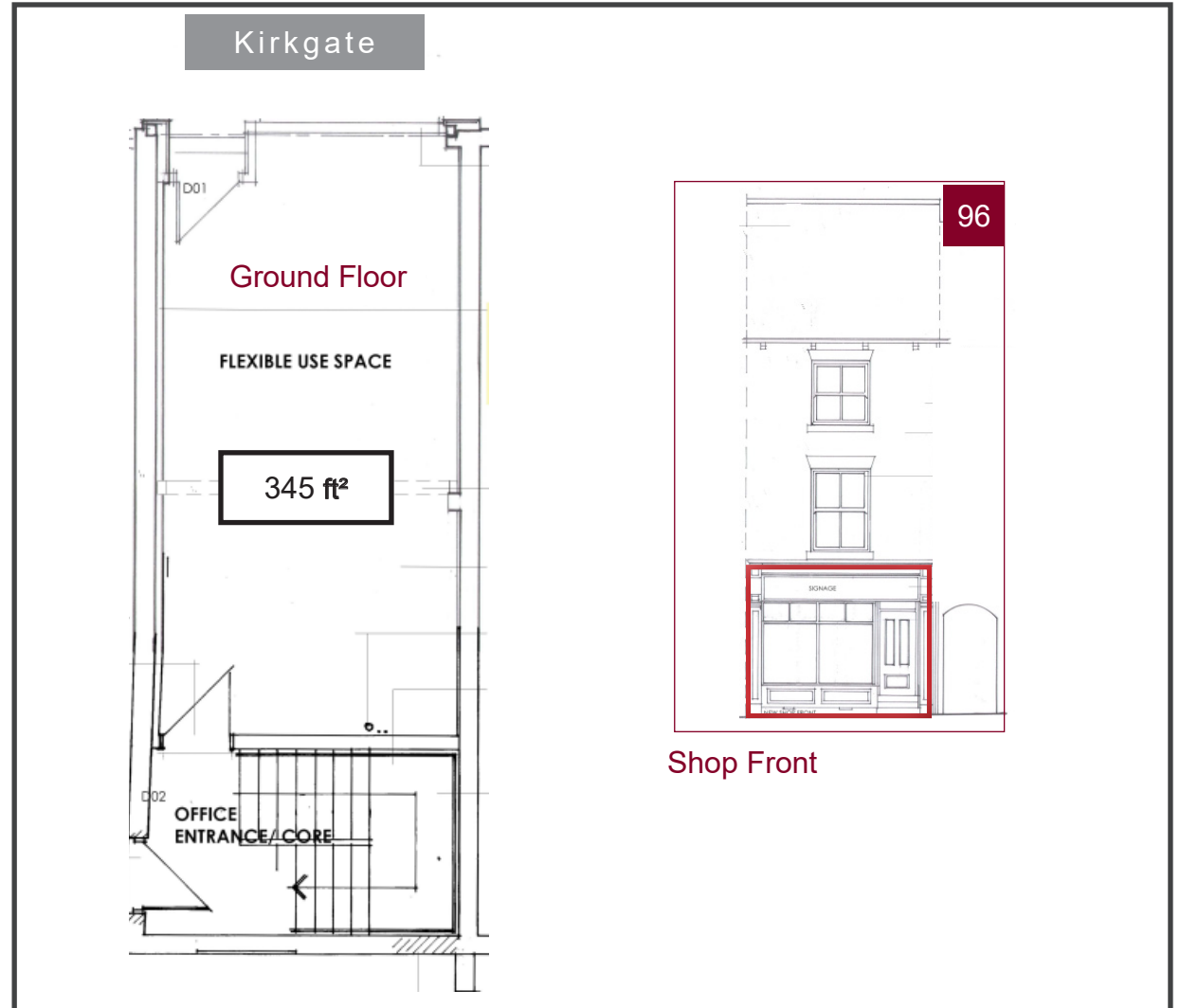
WIDER LOCAL CONTEXT



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FLOOR PLANS



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Viewing & further information

Please contact the sole selling agents:

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Proposal

Rent:

£27,500 per annum

Terms:

Property is available by way of a new FRI Lease for a term of years to be agreed

Planning:

Flexible planning within use Class E

Rateable Value:

The property will need to be reassessed once the refurbishment has been completed. It is advised that interested parties make their own enquiries with the local charging authority.

Service Charge:

Details upon request

EPC:

Rating C (65). A 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.

Brochure Prepared September 2026