

TO LET ~ REFURBISHED GROUND FLOOR UNIT IDEAL FOR LEISURE / F&B + UNIQUE EXTERNAL COURTYARD

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0113 243 1133

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97 KIRKGATE, LEEDS, LS1 7DJ

c. 860 ft²

SUMMARY

- ◇ Fully refurbished ground floor unit
- ◇ Scope for outside seating to front of property and also unique rear courtyard, with bi-fold doors opening to this terrace
- ◇ Adjacent to First White Cloth Hall - a stunning Grade II* Listed Building, recently refurbished
- ◇ A vibrant street with a number of new bars and eateries and an upcoming leisure circuit
- ◇ Upper floors to be occupied by boutique fitness studio
- ◇ Flexible planning within Class E



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LOCATION



- The property has prominent frontage to Kirkgate.
- Kirkgate is situated to the east of Leeds city centre and is the oldest retail street in the city.
- 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 Wapentake café bar, Blue Collar Barbering, Doghouse Bagel Shop and Bar, Koncept Studio, Leson, Lamb & Flag, Fred Aldous, Crowd of Favours and the recently refurbished stunning Grade II* First White Cloth Hall and Jam Rock.



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DESCRIPTION



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Total unit extends to approx. 860 sq ft.

Outside seating to front and side return makes this particularly suitable for F&B and a USP.

The unit is situated next to the recently refurbished First White Cloth Hall on Kirkgate, a street 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 building has been refurbished sympathetically with a new shop front. The unit will work well for F&B with outside seating potential. This will wrap around the side along the passage to the rear as an attractive paved patio accessed via bifold doors and connecting with the new build residential development proposed.

The upper floors will be occupied and accessed separately by a boutique fitness studio.

The unit will be offered as shell and core with capped-off services.

The unit will require planning permission for the extraction.

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LOCAL CONTEXT



Pubs / Bars

1. The Duck & Drake
2. The Maven
3. Wapentake Café Bar
4. Doghouse Bar & Bagels
5. Jake's Bar
6. Oporto
7. Neon Cactus
8. Cuckoo
9. Roland's Bar
10. Revolución de Cuba
11. Call Lane Social
12. Power, Corruption and Lies
13. Dollhouse Club
14. Bottle Chop – Rinse Natural Wine

Restaurants / Takeaways / Coffee

15. Döner Summer
16. Pieminister
17. Red's True Barbeque
18. Al Baba
19. Jam Rock
20. Safran Persian
21. 3rd White Cloth Hall - Food Court
22. 92 Degrees - Coffee

Bakery

23. Underground Bakery

Salons

24. Konzept Studio
25. Blue Collar Barbering
26. CC Hair & Beauty

Lifestyle / Fashion

27. Blue Rinse Vintage
28. Fred Aldous Crafts
29. B&M Fabrics

30. Corn Exchange
Sample 8 of 30 operators
currently in occupation

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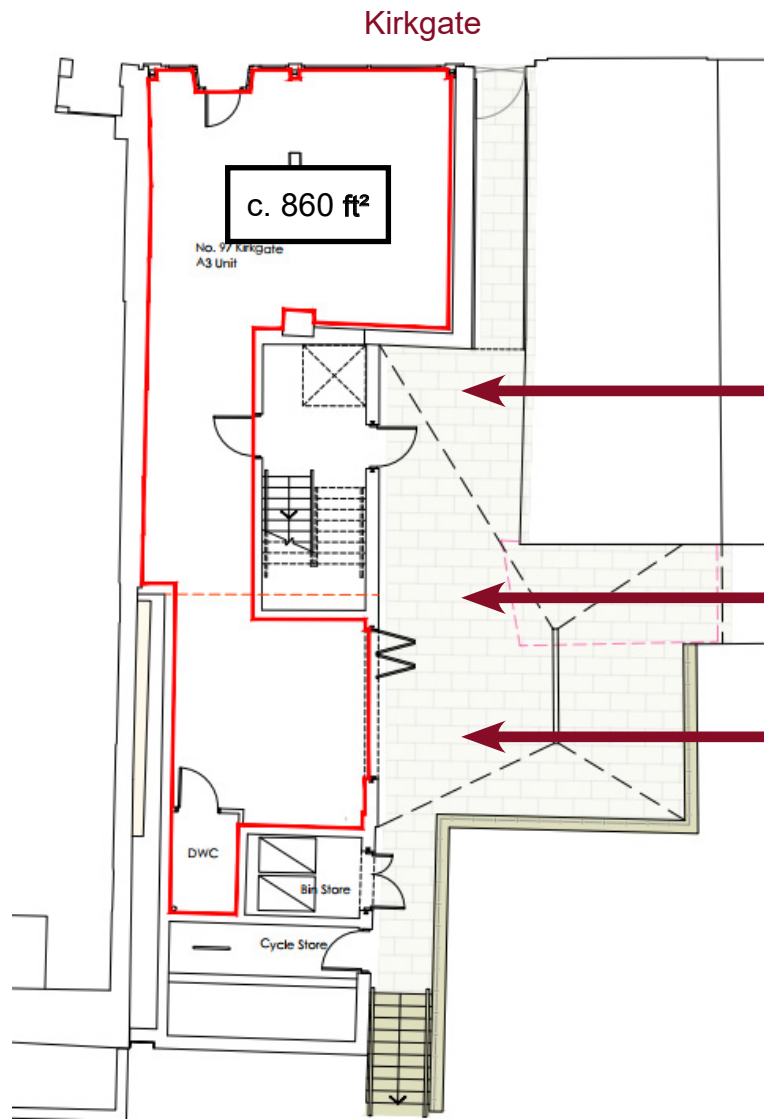
WIDER LOCAL CONTEXT



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FLOOR PLAN / REAR YARD



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Viewing & further information

Please contact the sole selling agents:

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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: £55,000 per annum + VAT

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:

The property is to be reassessed now the refurbishment has been completed.
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 August 2025