



## Park Row House

Leeds, LS1 5JF

### City Centre Leisure Opportunity

**1,587 to 6,324 sq ft**  
(147.44 to 587.52 sq m)

- Busy leisure pitch
- Suitable for a variety of uses (STP)
- Various size options available



# Park Row House, Leeds, LS1 5JF

## Summary

<b>Available Size</b>	1,587 to 6,324 sq ft
<b>Business Rates</b>	The premises will be re-assessed upon occupation
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (43)

## Description

The available space comprises the ground floor of Park Row House, a beautiful Victorian Grade II Listed office building in the centre of Leeds. The accommodation benefits from excellent floor to ceiling height to the front part of the ground floor with additional upper ground floor space included. Many of the buildings character features are still present. The space would suit a variety of uses including restaurant, bar & competitive socialising. Various size options are available.

## Location

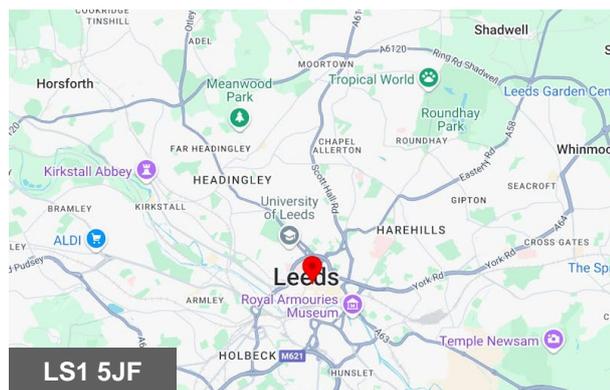
The property is prominently positioned on Park Row in Leeds City Centre, with close proximity to Leeds Train Station, Town Hall, Leeds Art Gallery and the retail core. Park Row has established itself as a leisure destination with many operators in the vicinity including Gaucho, Flight Club, Slug & Lettuce, San Carlo, Sukhothai and Browns Bar.

## Terms

The ground floor is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. Rent on application. Other costs in addition to the rent include business rates, VAT, service charge, utility costs, insurance and all other outgoings.

## Planning

We understand the premises currently benefit from Use Class E. Other uses may be permitted subject to planning.



## Viewing & Further Information



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