

# 163 Lower Briggate, Leeds LS1 6LY

## Restaurant/Bar Unit To Let approx 3,338 sq ft (310 sq m) Ground Floor & Basement

- Restaurant/Bar Use with the benefit of a Premises Licence
- Prime Leeds city centre position
- Located within the main evening licensed circuit
- Ground floor and basement trading spaces
- Great opportunity for a new concept
- Handed over in shell condition with the benefit of shop front
- Part of a new luxury residential development
- Significant street improvements planned



\*CGI image of subject premises highlighted in red



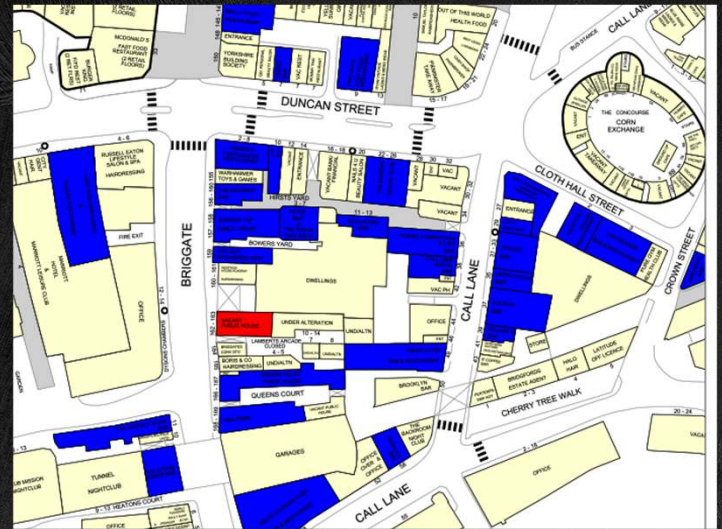


## Location

The property is situated on the southern side of Leeds City Centre fronting Lower Briggate, a vibrant and diverse area, of Leeds' night time economy. The unit is close to the City's railway station, car parking leading retailers and numerous national and independent bars and restaurants including Revolucion De Cuba, True Reds Barbeque, Oporto and Call Lane Social.

## Description

Lambert's House Apartments, which includes the city's oldest triple storey house, will comprise 19 luxury apartments and 3 ground floor units with 163 Lower Briggate being proposed for restaurant/bar use. The unit will be handed over in a shell condition including shop front benefiting from Street improvements and external seating.



## Accommodation

We have yet to measure the property but understand the gross internal floor areas are approximately:

Description	Sq m	Sq ft
Ground Floor	106	1,150
Basement	203	2,188
<b>Total</b>	<b>310</b>	<b>3,338</b>

## Rateable Value

To be assessed.

## Terms

The unit is available by way of a new full repairing and insuring lease on terms to be agreed. Further information is available upon application.

## Premises Licence

Sale by retail of alcohol for consumption on and off the premises:-  
Monday to Sunday 11.00 am to 12.00 am

## VAT and legal costs

VAT will be charged where applicable

## Timescales

The Lambert's House Apartments, which is currently under construction, will be available for occupation Spring 2021.

## Information / viewing

Strictly by appointment:

Nick Ferris  
0113 235 5219  
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Andrew Spencer  
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andrew.spencer@fleurets.com

## Disclaimer

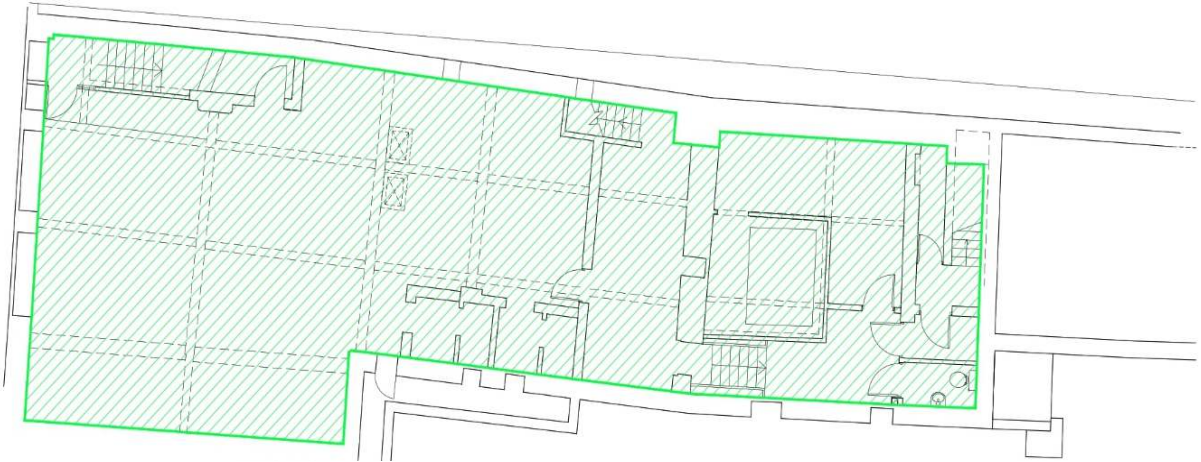
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No. 163 Briggate  
GIA = 203.8sqm



No. 163 Briggate  
GIA = 106.8sqm

