



**SHAPE&SATE**

Unit A20, The Light, Leeds, LS1 8TL  
Leisure, Retail To Let | £85,000 per annum | 3,421 sq ft  
Retail/Leisure Assignment Opportunity

## Unit A20, The Light, Leeds, LS1 8TL

### Summary

- Rent: £85,000 per annum
- Business rates: £48,160 per annum
- Service charge: £58,152 per annum
- Lease: Assignment

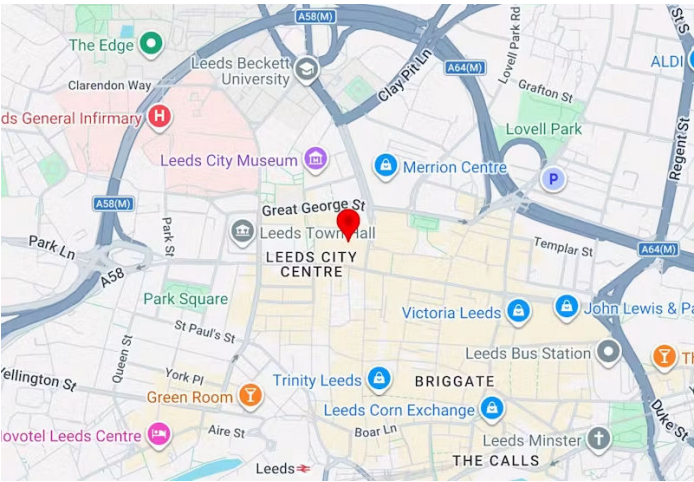
### Contact & Viewings



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### Description

Assignment of the whole lease is permitted subject to landlord consent, with approximately 7 years remaining. There are open market rent reviews every 5 years, with the next taking place on 20th September 2028.

The store is fully fitted and trading, with recent investment into the premises, including refurbishment works. Nearby occupiers include Vue Cinema, Radisson Blu Hotel, Nuffield Health, Browns, Nando's and Wagamama.

### Location

The Light is one of Leeds' premier mixed-use leisure and dining destinations, located in the heart of the city centre. It combines food and beverage, leisure, hospitality and fitness uses, creating a vibrant environment that attracts consistent footfall throughout the day and into the evening.

The scheme benefits from a diverse customer base, including office workers, students, tourists, hotel guests and leisure visitors. The Light is located a 3-minute walk from First Direct Arena and Trinity Quarter and 4-minute walk from Leeds train station.



### Accommodation

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Ground       | 3,421        | 317.82        | Available    |
| <b>Total</b> | <b>3,421</b> | <b>317.82</b> |              |

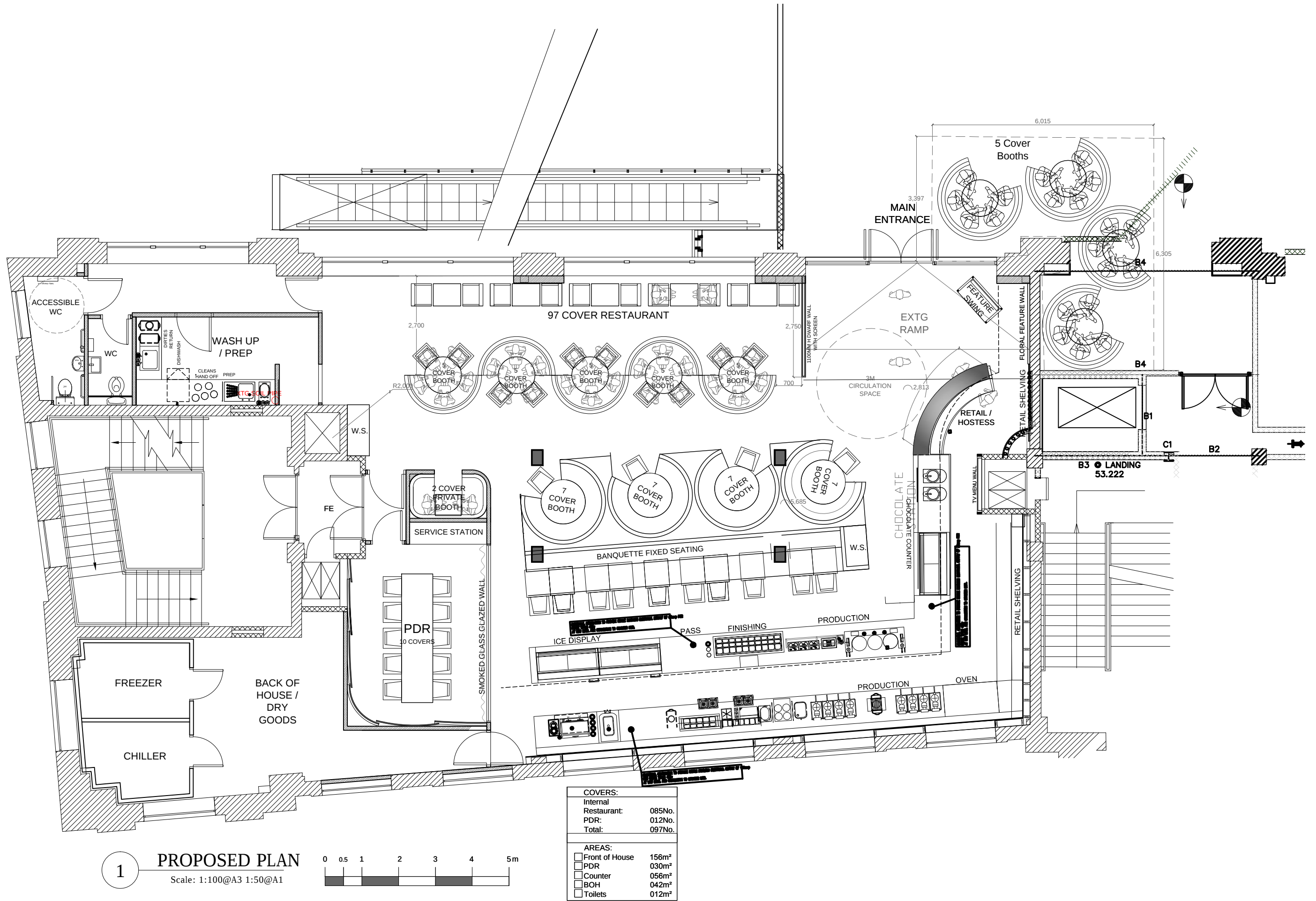
### Rates

Interested parties should make their own enquiries with the local rating authority

### AML

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.





1 PROPOSED PLAN  
Scale: 1:100@A3 1:50@A1

| COVERS:        |                   |
|----------------|-------------------|
| Internal       |                   |
| Restaurant:    | 085No.            |
| PDR:           | 012No.            |
| Total:         | 097No.            |
| AREAS:         |                   |
| Front of House | 156m <sup>2</sup> |
| PDR            | 030m <sup>2</sup> |
| Counter        | 056m <sup>2</sup> |
| BOH            | 042m <sup>2</sup> |
| Toilets        | 012m <sup>2</sup> |

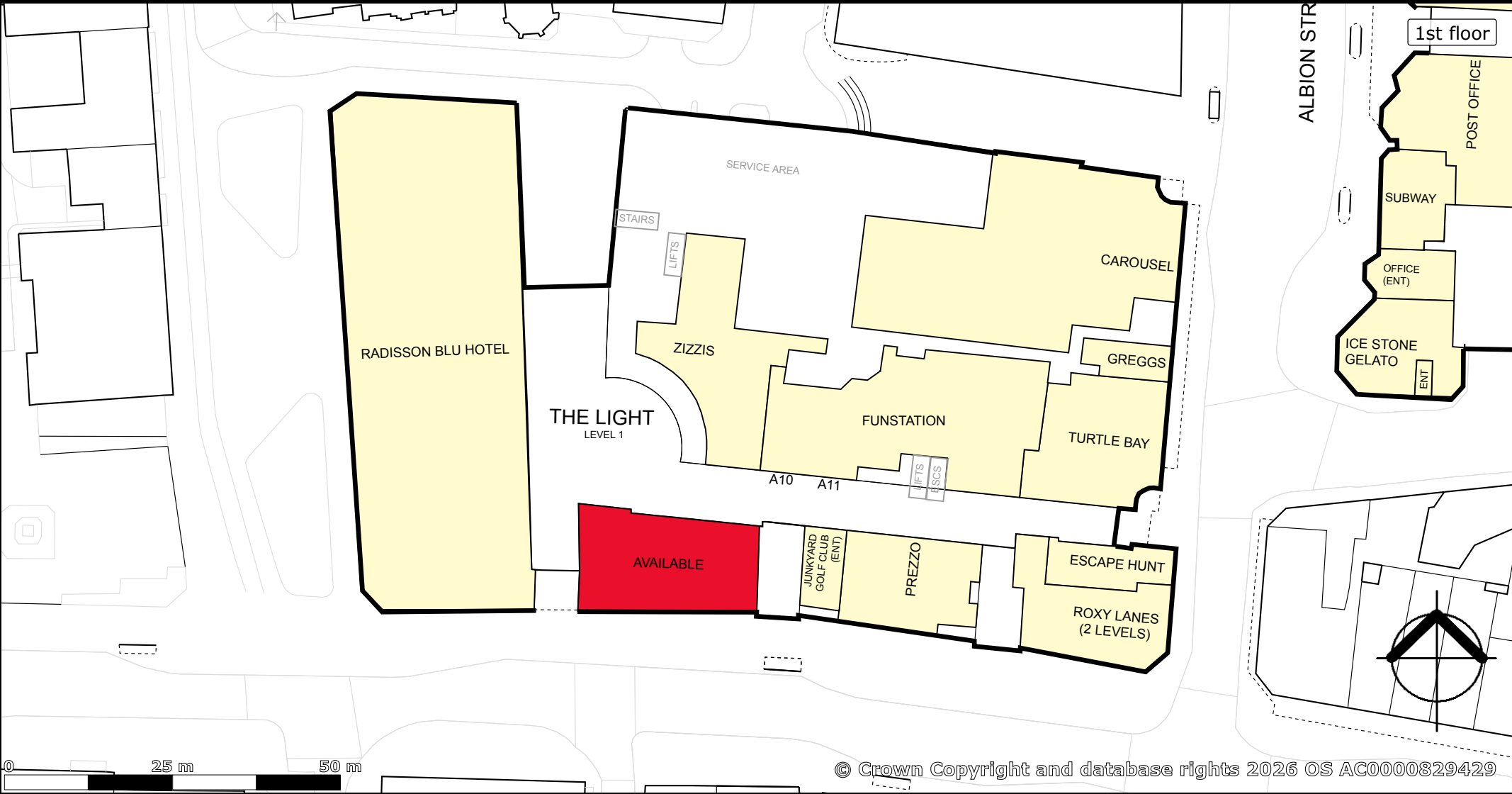
| REV | DATE | DESCRIPTION |
|-----|------|-------------|
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| DATE    | SCALE    | DRG TITLE                                           |
|---------|----------|-----------------------------------------------------|
| JUNE 18 | as shown | PROPOSED SEATING PLAN                               |
| JOB NO  | DRG NO   | PROJECT                                             |
| 2149    | 16       | HD Unit A20, The Light, The Headrow, Leeds, LS1 8TL |



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