

TO LET

NEW CITY CENTRE BAR / LEISURE / COMMERCIAL OPPORTUNITY

****PERIOD CONVERSION WITH PLANNING****



**16-17 East Parade
Leeds
LS1 2BR**

- Full refurbishment & extension to commence Nov '18 to create 21 unit aparthotel and commercial unit(s)
- The commercial unit comprises an Upper Ground and Lower Ground floor restaurant/bar/retail/leisure opportunity of up to c 6,500 sq ft combined - could split by floor
- Period property original features to be retained
- Planning for A1/A2/A3/A4
- Prominent position on East Parade and Inner City Loop Road
- Situated in heart of established leisure Circuit close to Greek Street

Strategic Property & Asset Solutions

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Location:

The property is located in the city centre of Leeds close to The Headrow and occupies a very prominent position fronting East Parade which is part of the City Centre Loop Road.

This part of the city centre comprises an exciting and dynamic mixed use area. The subject property is situated in the midst of the cities Civic Quarter, Business District, popular leisure circuit and a stones throw from the station and the retail quarter.

Rear access to the property can be gained from Park Cross Street .

Description:

This exciting development sees the regeneration of a stunning 4 storey period property which will be fully refurbished together with a modern extension to the rear and to provide a 21 unit luxurious aparthotel. The building is split level and the lower ground floor has level access to the rear and also accessed via external stairs into a light well to the front of the property.

The Ground and lower ground floors will provide an exciting opportunity for a commercial retail, leisure operator either as a whole or split by floor for more than one use.

The building has a feature central atrium with a feature internal lightwell and lantern roof at street level (upper ground floor).

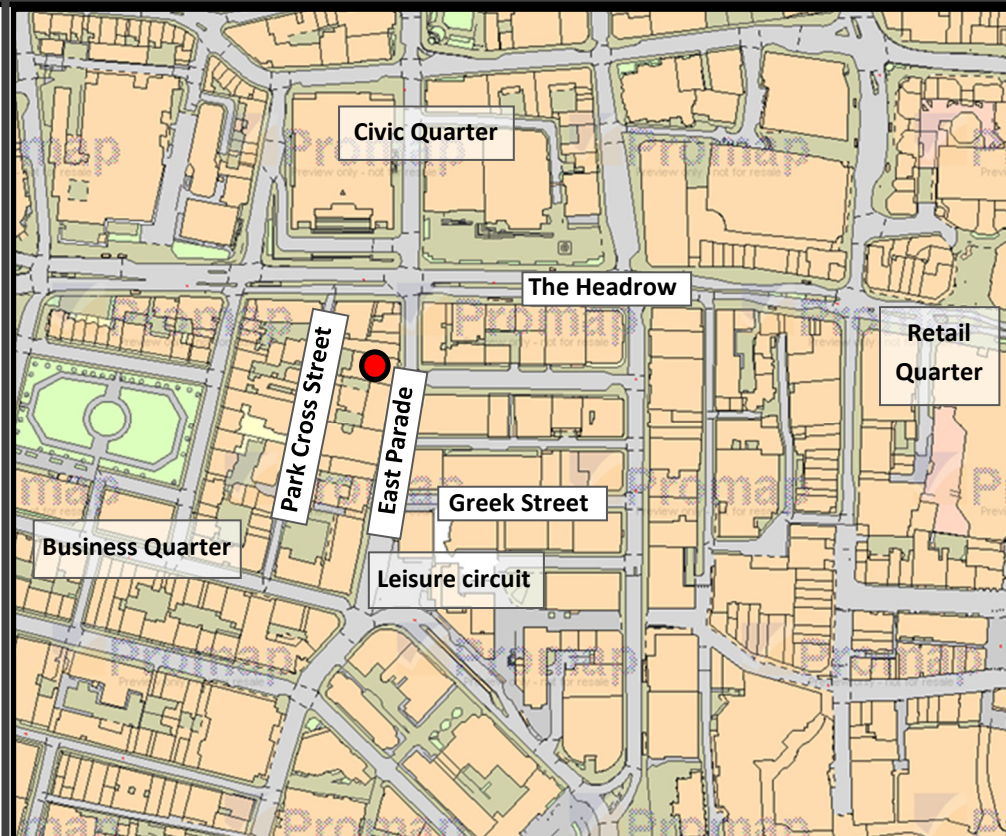
Planning approval has been granted for the conversion and alterations and for the lower ground floor commercial use to comprise A1, A2, A3, A4.

The opportunity exists for an operator to take a single floor or the combined space to create a use that is both complimentary to the aparthotel but also to add to this growing and much improved leisure circuit now.

There are a number of very smart new bars and restaurants that have opened over recent years and brought new life and quality to this part of the city. Also being in the heart of the business district brings great footfall to the area to support more food and beverage operators and leisure uses such as gyms, health, fitness and well being and other such uses in demand by the working professionals.

The aparthotel will not have a dedicated food and beverage or leisure function and as such would like the operator of the commercial space to provide an amenity for the residents as well as external trade.

The unit will be offered as a shell with strip out works to commence before end 2018.



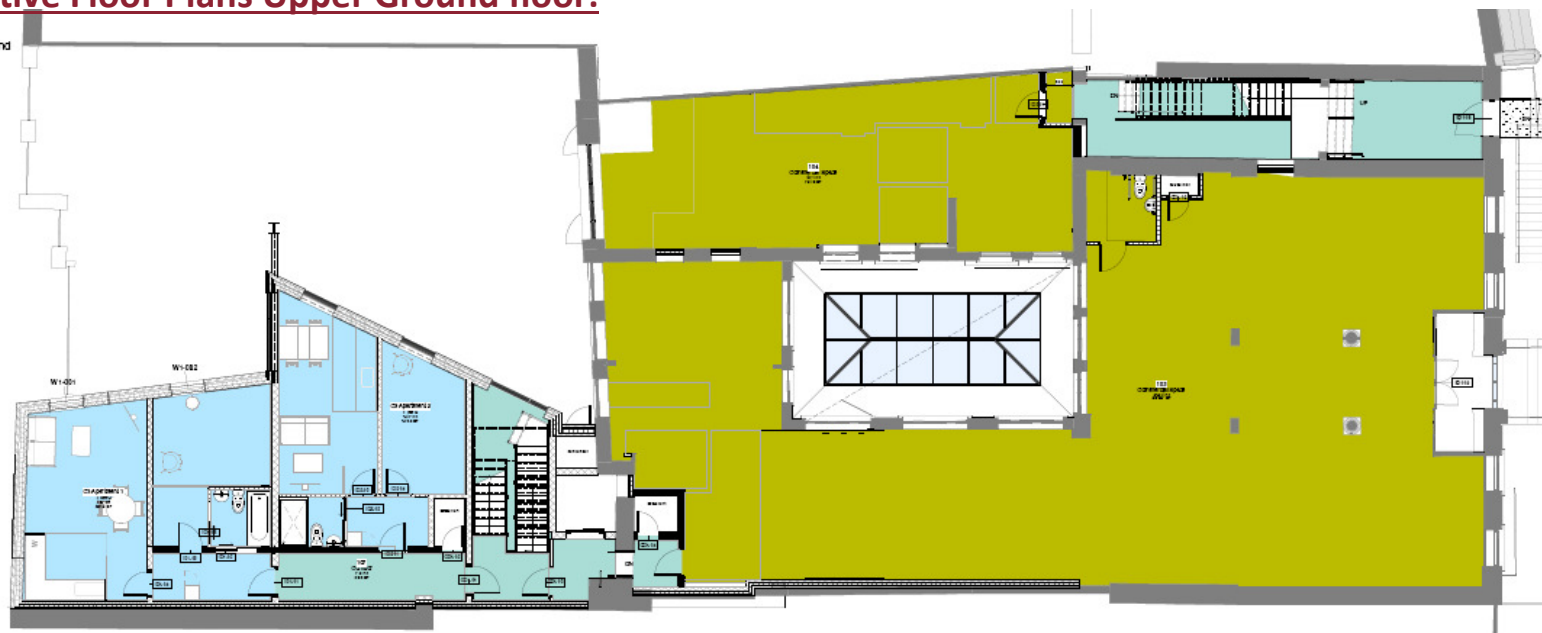
Leisure operators in the vicinity



Indicative Floor Plans Upper Ground floor:

By Department Legend

- CLERICAL
- CLERICAL
- CLERICAL
- CLERICAL



Floor Area:

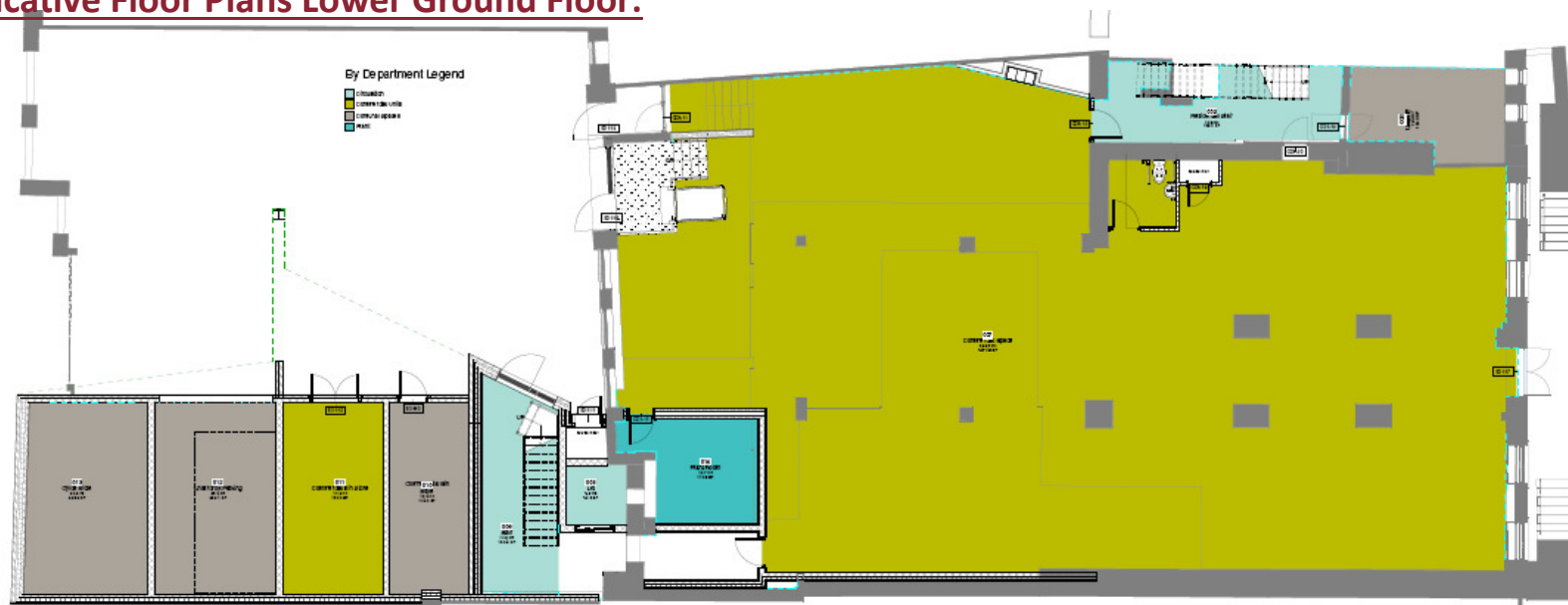
3,201 sq ft

297.3 sq m

Indicative Floor Plans Lower Ground floor:

By Department Legend

- CLERICAL
- CLERICAL
- CLERICAL
- CLERICAL



Floor Area:

3,475 sq ft

323 sq m

Terms:

The unit is available To Let by way of a new full repairing and insuring lease for a term of years to be agreed. Rent upon application.

VAT:

If applicable, VAT will be paid at the prevailing rate.

EPC:

A full copy of the certificate is available upon request.



CGI of Rear from Park Cross Street

Planning:

Full Planning permission was granted on 10th February 2017 (Application Ref No 16/04393/FU) in respect of a change of use of the lower ground and ground floors to form a restaurant / bar (A3/A4); plus alterations and a three storey rear extension to form six flats; plus change of use of the existing building to form 13 hotel / service apartments.

An amendment to the planning approval was submitted to increase the uses for the ground floor commercial space to include A1 and A2 uses as well and this was granted 6th July 2018 (Application Ref No 17/02891/FU).

We believe that the space could be occupied by a number of alternative leisure uses as well subject to planning.

Further Information:

For further information or to arrange a viewing, please contact sole agents:

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Misrepresentations Act: Details prepared October 2018. Subject to Contract.

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