

RESTAURANT

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15-17, DUNCAN STREET, LEEDS, LS1 6DQ

GROUND FLOOR: 149.10 SQ M (1,605 SQ FT) + FIRST FLOOR

**** CONFIDENTIALLY AVAILABLE ****

LOCATION

The premises front Duncan Street, close to its junction with Briggate, 2 doors away from Five Guys and close to McDonald's and Nando's whilst opposite the Grade I Listed Victorian Leeds Corn Exchange which is a vibrant hub for independent shops, cafes, creatives and local community events.

DESCRIPTION

A fully recently refitted restaurant comprises 60+ covers on ground floor and 30 external covers under awnings attached to the building, by way of separate licence. The first floor is fitted as a private bar and events space, dining for up to 35 and socials for up to 50. All furniture, lighting and fully fitted kitchen and bar areas with bottle fridges, coffee machines, sound systems & CCTV throughout.

ACCOMMODATION

The net internal floor areas are:

Ground floor restaurant:	149.10 sq m	(1,605 sq ft)
First floor bar & storage:	113.34 sq m	(1,220 sq ft)

Plans are available on request.

CONTACT

Carter Jonas LLP

St Catherine's Court, Berkeley
Place, Bristol, BS8 1BQ

Cellan Richards

0117 403 9990 | 0117 922 1222
Cellan.richards@carterjonas.co.uk

Stuart Williams

| 0117 922 1222
Stuart.williams@carterjonas.co.uk

IMPORTANT INFORMATION

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LEASE

An existing 10 year, effectively fully repairing and insuring lease, by way of service charge, from 16th February 2025 with a tenant break 16 February 2028 and review 16 February 2030 and is granted inside the Landlord & Tenant Act 1954.

RENT

£53,000 per annum exclusive, rising to £57,000 per annum exclusive from 16 February 2027.

PREMIUM

Positive offers are invited for the existing fixtures and fittings.

PLANNING

It is understood that the premises benefit from an E Class planning consent to include retail, offices, cafe/restaurant and some medical uses amongst others. Any interested party is advised to ensure that planning exists for their intended use and landlord approval will be required for all uses.

RATES

According to the Valuation Office website the premises are assessed as follows:

Rateable Value: £57,000 (1st April 2023)

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

SERVICE CHARGE & INSURANCE

The tenant contributes to external repairs and management of the building and the cost of insurance. The annual service charge is capped at £3,500 + VAT.

EPC

A certificate rated B(33) is available on request.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

NO direct approach to be made to staff with any inspections to be arranged through this office by contacting:

Cellan Richards: Cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

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SUBJECT TO CONTRACT

September 2026

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