

New Bar / Restaurant / Showroom opportunity

St Albans Place, Cross Belgrave Street, Leeds, LS2 8JP



LOCATION

A brand-new building located at the top of New Briggate, just a short walk from the Leeds University. Neighbours include the Belgrave Music Hall & Canteen, City Museum, Art Gallery, Grand Theatre and Leeds Arena. The main building is home to premium student brand Vita Student with a mix of 376 apartments fully occupied for 2019/20. The surrounding area also has circa 4,000 extra student beds. For location details see overleaf.

ACCOMMODATION

The accommodation is set over a large ground floor space to street level with a further large mezzanine. There is a paved area outside suitable for external seating.

Ground	2,207 SQ FT
Mezzanine	1,420 SQ FT
Total	3,627 SQ FT

RENT	£45,000 per annum exclusive
SERVICE CHARGE	To be agreed on occupation
LEASE	10 - 15 years
RATES	Interested parties are advised to make their own enquiries with the local authority.
LEGAL COSTS	Each party to be responsible for their own legal costs incurred in the transactions
AGENTS	Strictly by appointment only:

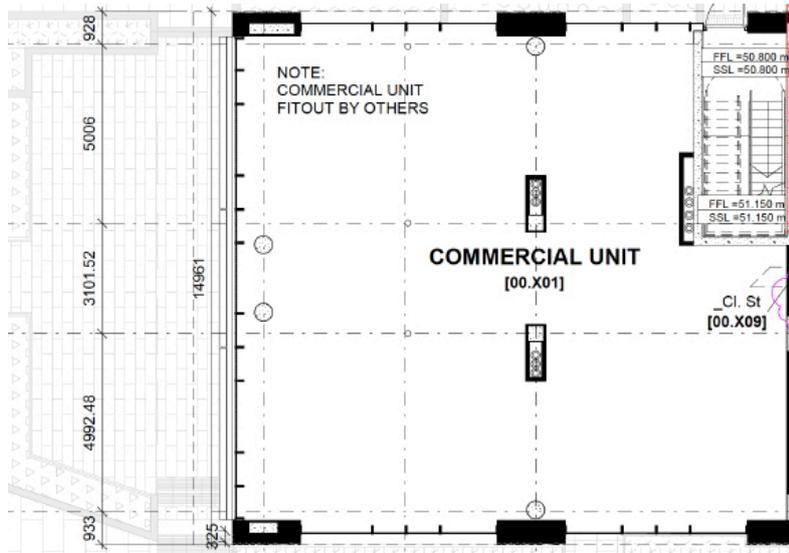


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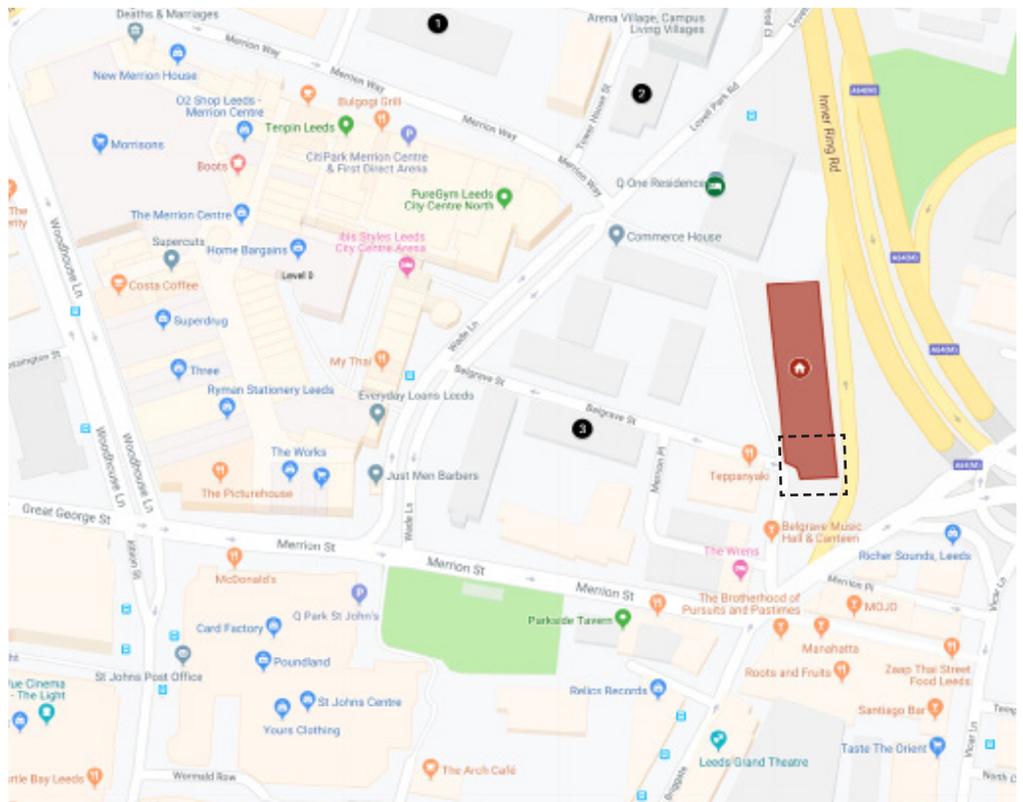


Green bed icons represent

Built PBSA- 868 beds
 Campus Living Villages: 580 beds
 Primo Property Management: 190 beds
 Q One Residence: 98 beds

The black numbers represent

Pipeline PBSA- 2,083
Unite Podium
 Beds: 976 / PC: Sep-20
Campus Living Villages
 Beds: 754 / PC: Sep-21
London & Scottish Investment
 Beds: 353 / PC: Jan-20



While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. N.B. These particulars comply with the requirements of the Property Misdescription Act 1991.