

**CONFIDENTIAL DISPOSAL – STAFF UNAWARE  
FITTED RESTAURANT LEASE FOR SALE**



**St Johns Centre, 110 Albion Street, Leeds, LS2 8LQ**

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- A3 use with new extraction
  - High footfall location
  - Prominent frontage
  - Turnkey opportunity
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**LOCATION**

Prominently located in a high footfall location on Albion Street opposite The Light which boasts a 14 screen Vue Cinema, Nuffield Health Gym, 147 room Radisson Blu Hotel and F&B operators including Turtle Bay, Miller & Carter, George's Great British Kitchen and Nandos.

**DESCRIPTION**

The property is arranged over the ground floor only with approximately 80 covers and is extremely well fitted having undergone a complete refit in November 2015 to include a fully fitted open plan kitchen and new extraction. Gas and three phase electrics are in place.

**FLOOR AREAS**

Ground floor (approx.GIA) - 2000 sq ft (186 sq mt)

**LEASE**

Available by way of an assignment of a 15 year lease expiring 26<sup>th</sup> November 2030 at a rent of £77,500 pax and subject to five yearly reviews, the next due on the 27<sup>th</sup> November 2020. There is a tenant only option to break the lease in November 2025 and it is our understanding that the lease is contracted inside the L&T Act 1954. There is an additional service charge of 10,000 pa.



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### PREMIUM

Offers invited for the benefit of the lease, license, goodwill and fixtures and fittings.

### LICENSE

We are advised that the premises license permits the sale by retail of alcohol ON the premises from 10am to midnight throughout the week. A copy of the license is available on request.

### BUSINESS RATES

Rateable value	- £46,250
UBR (2017/18)	- 46.6
Rates payable	- £21,552

### VIEWING

By appointment only through sole agents:

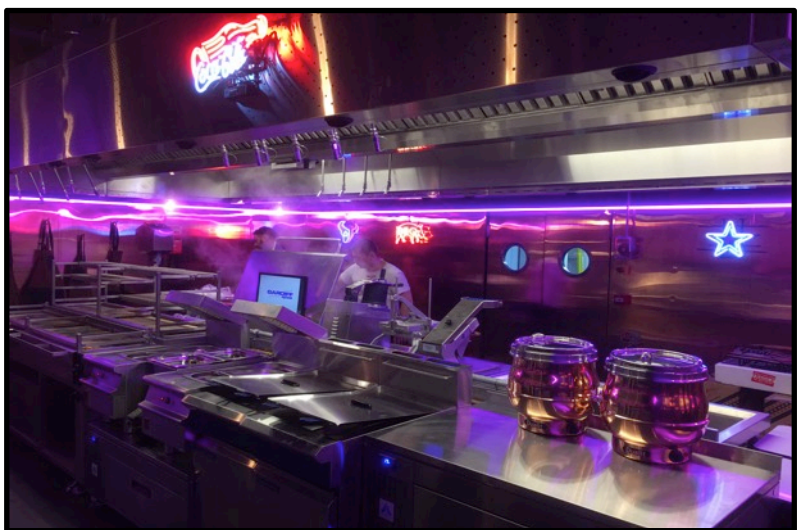
Marc Rogers

07816764653

[www.mkrproperty.co.uk](http://www.mkrproperty.co.uk)

[marc@mkproperty.co.uk](mailto:marc@mkproperty.co.uk)

### NEARBY OPERATORS

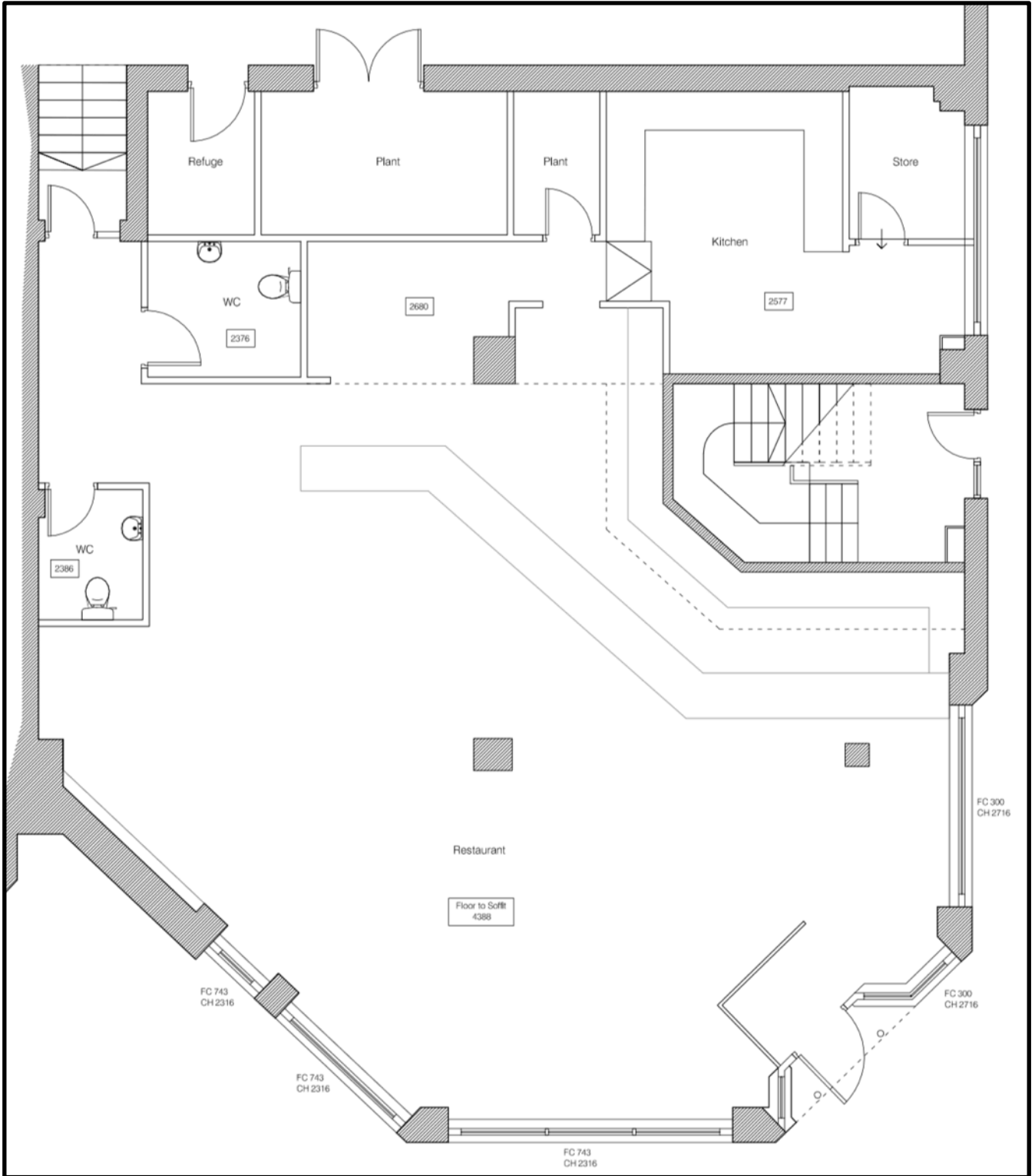


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