

**To Let**

**Restaurant Unit**

4,550 sq ft (423 sq m)

**46 North Lane, Headingley, Leeds LS6 3HU**



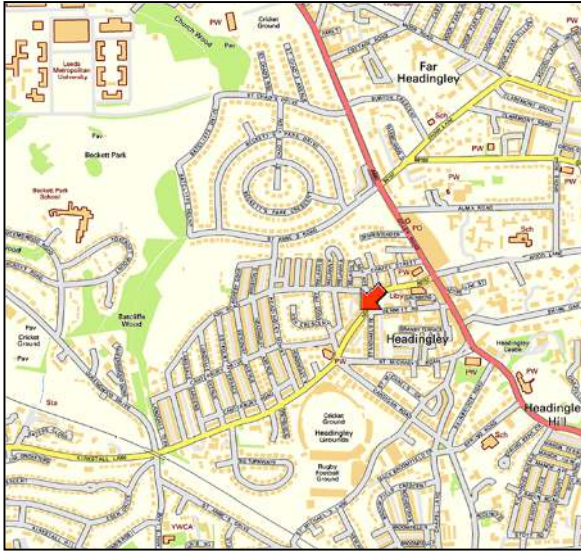
- Landmark building in the heart of Headingley's main leisure circuit
- Partially fitted out restaurant unit
- Situated amongst the popular bars and restaurants Manhatta and The Head of Steam
- To let by way of an assignment with the benefit of no premium.

## 46 North Lane, Headingley LS6 3HU

### Location

The property is located in Headingley, a bustling residential suburb of Leeds, approximately two miles north west of the city centre.

The unit occupies a prominent position on North Lane, in the heart of Headingley's leisure circuit, ideally positioned adjacent to Manhatta one of the town's popular bars / restaurants. Other nearby occupiers include Pizza Express, Nando's, Head of Steam and Red's True BBQ.



### Accommodation

The unit forms part of the former landmark Lounge Cinema and is arranged over ground, first and basement floors. The property has the benefit of an imposing frontage onto North Lane, including full height glazing.

The unit is partially fitted-out, with the original fit out works only being completed approximately four years ago.

### Planning

The unit benefits from A3 use within the Town & Country Planning (Use Classes) Order 1987 (as amended).

### Accommodation

	Sq m	Sq ft
Ground Floor	232.3	2,500
Restaurant/Bar	162.6	1,750
First Floor Restaurant	27.9	300
Basement Storage	27.9	300
<b>Total</b>	<b>422.7</b>	<b>4,550</b>

### Terms

The property is available by way of an assignment of the current lease expiring January 2037, **with the benefit of no premium**. There is a tenant only break clause in January 2027.

The current passing rent is £75,000 pax.

### Rates

We have been informed by the local rating authority that the property is assessed as follows Rateable Value:

£58,500

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

VAT if applicable, will be charged at the standard rate.

### EPC

D – 78. Full details upon request..

### For Further Information Contact

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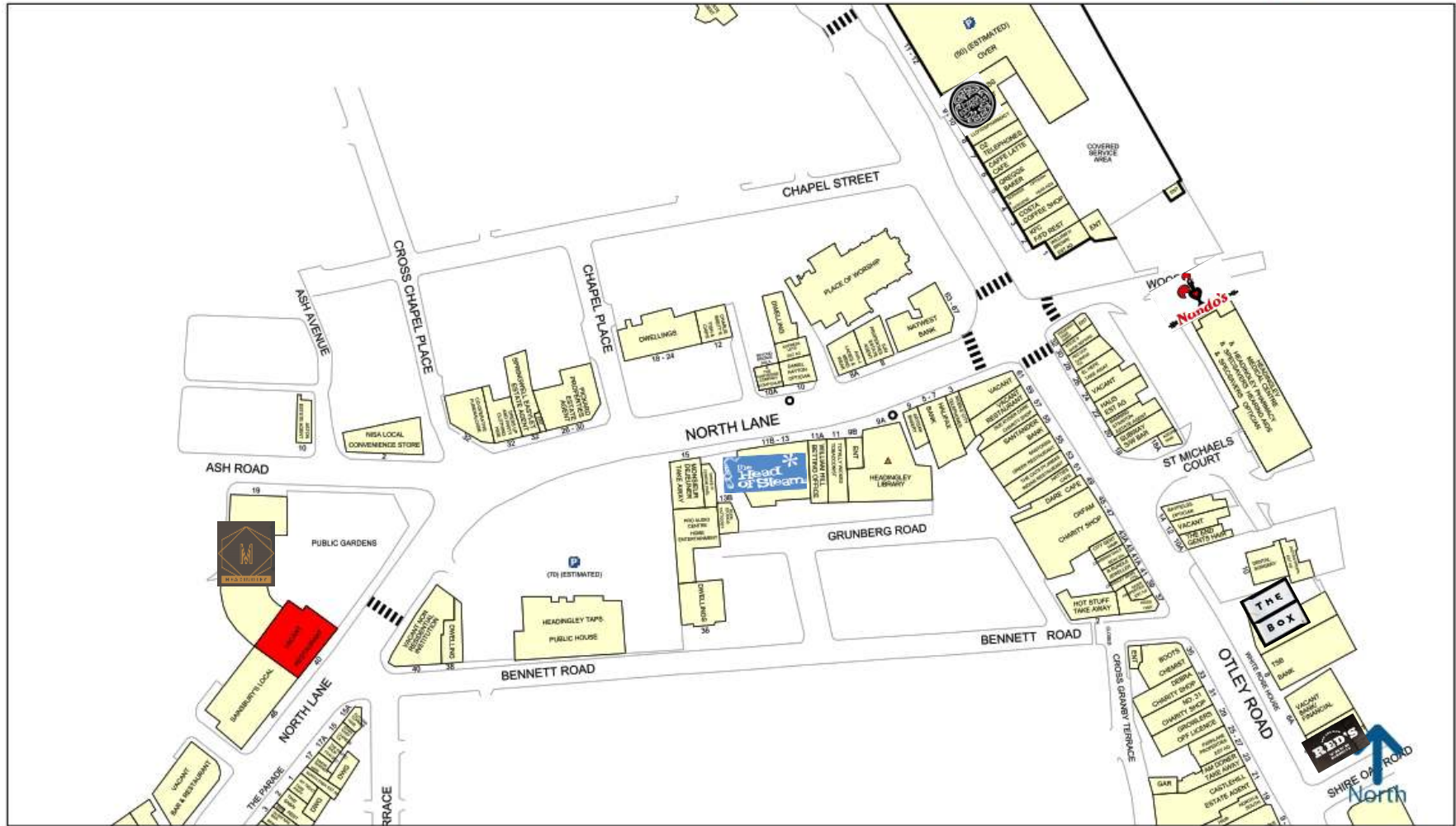


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## Goad – Headingley



Leeds - Headingley



50 metres

Experian Goad Plan Created: 25/10/2018

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