

TO LET – FLEXIBLE COMBINED OR INDIVIDUAL OPPORTUNITIES REFURBISHED UNITS SUITABLE FOR RETAIL / F&B / LEISURE

96 / 97 KIRKGATE, LEEDS, LS1 7DJ

**FOX
LLOYD
JONES**

0113 243 1133

www.fljtd.co.uk

Available
Q4
2024



SUMMARY

- ◇ Accommodation over Ground, 1st and 2nd Floors in 2 separate properties:
 - No. 96 – 1,016 ft²
 - No. 97 – 3026 ft²
- ◇ Accommodation on offer is flexible: can be occupied as a whole or as two properties (separated by a ground floor passageway)
- ◇ Adjacent to First White Cloth Hall – a stunning Grade II* Listed Building, recently fully refurbished and ready for occupation
- ◇ A vibrant & popular street with a number of bars and eateries and an expanding leisure circuit
- ◇ Opportunity for outside seating to front & also in unique rear courtyard
- ◇ Flexible planning within Class E

CGI Image for indicative purposes only



Location

- The properties have prominent frontage to Kirkgate.
- Kirkgate is situated to the east of Leeds city centre and is the oldest retail street in the city.
- This is a vibrant location day and night. A number of the buildings and shops have already undergone a sympathetic refurbishment and have been re-occupied by quality independent operators, bringing the location back to life.
- Nearby occupiers provide a range of quality new independent operators including Jamrock, Wapentake café bar, Blue Collar Barbering, Doghouse Bagel Shop and Bar, Konzept Studio, Lamb & Flag, Fred Aldous and Crowd of Favours..
- The units are situated next to the recently refurbished and the recently refurbished stunning Grade II* First White Cloth Hall on Kirkgate, a street located between Leeds Kirkgate Market and the iconic Corn Exchange. This area comprises some of the most historically and architecturally significant buildings at the historic core of the city centre conservation area.
- To the rear of the units it is planned that there will be a new build high-quality residential PRS scheme to be delivered by the same landowner, creating a unique residential community in the heart of the city centre retail core.

LOCATION

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LOCAL CONTEXT

GALLERY

WIDER LOCAL CONTEXT

EXTERNAL SEATING

FLOOR PLANS

PROPOSAL

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Phase 1 Kirkgate - Indicative Elevations



North Elevation

Description

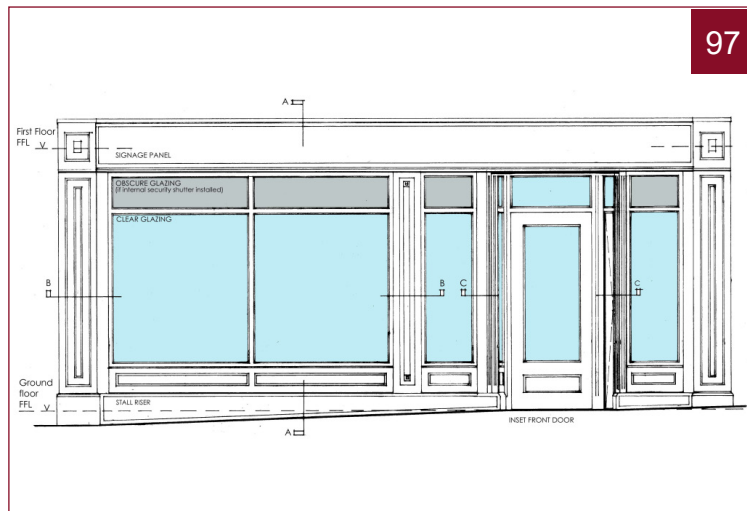
- The opportunity can provide flexible accommodation over ground, first and second floors in one or two separate properties (see Accommodation Schedule).
- Flexible use for occupation of the whole 'or part' from Retail, Leisure, F&B sectors

No. 97

- The property can be split if required and the upper floors occupied individually, with separate ground floor entrance to the rear leading to upper floors.
- The upper floors of 97 would lend themselves to a Restaurant use, benefitting from lantern roof lights which could be made to be retractable by the tenant if desired.

No. 96

- Ground Floor of No. 96 is suitable for Retail use if let separately.
- The upper floors of 96 can be occupied for a variety of uses including office /clinic /studio space.
- The buildings are to be refurbished sympathetically with new shop fronts and will be offered as shell and core with capped-off services.
- The units will be suitable for flexible retail uses and would work well for F&B with outside seating potential at the front and wrapping around the side along the passage to the rear of No. 97, connecting with the new build residential development proposed.



Proposed Shop Fronts

DESCRIPTION

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- Pubs**
- 1 Crowd of Favours
- 2 The Duck & Drake
- Bars**
- 3 The Maven
- 4 Wapentake Cafe Bar
- 5 Doghouse Bar & Bagels
- Restaurants / Takeaways**
- 6 Döner Summer
- 7 Al Baba
- 8 Jamrock
- 9 Safran Persian Restaurant
- Salons**
- 10 Konzept Studio
- 11 Blue Collar Barbering
- Lifestyle / Fashion**
- 12 Fred Aldous
- 13 Blue Rinse
- 14 Corn Exchange

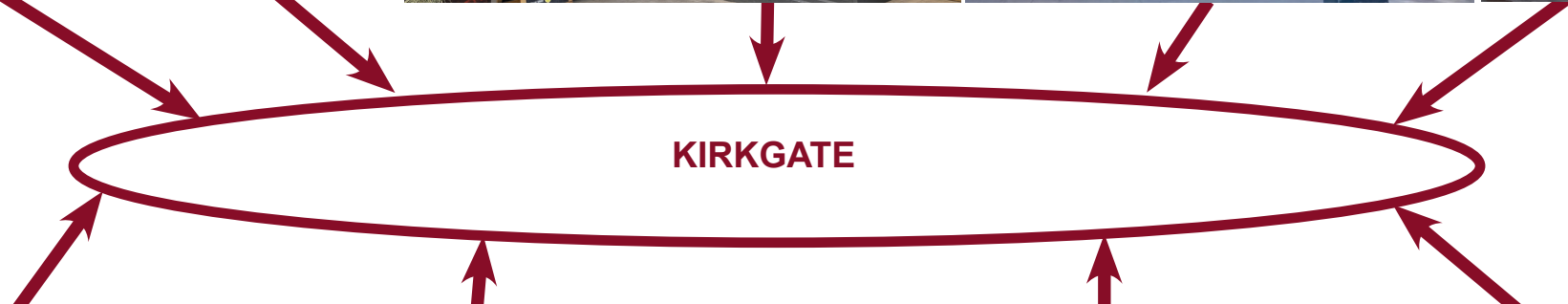
* Properties to be developed in Phase 2 of Masterplan

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- LOCATION
- PROPERTY DETAILS
- LOCAL CONTEXT**
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GALLERY

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- LOCATION
- PROPERTY DETAILS
- LOCAL CONTEXT
- GALLERY**
- WIDER LOCAL CONTEXT
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- FLOOR PLANS
- PROPOSAL





WIDER LOCAL CONTEXT

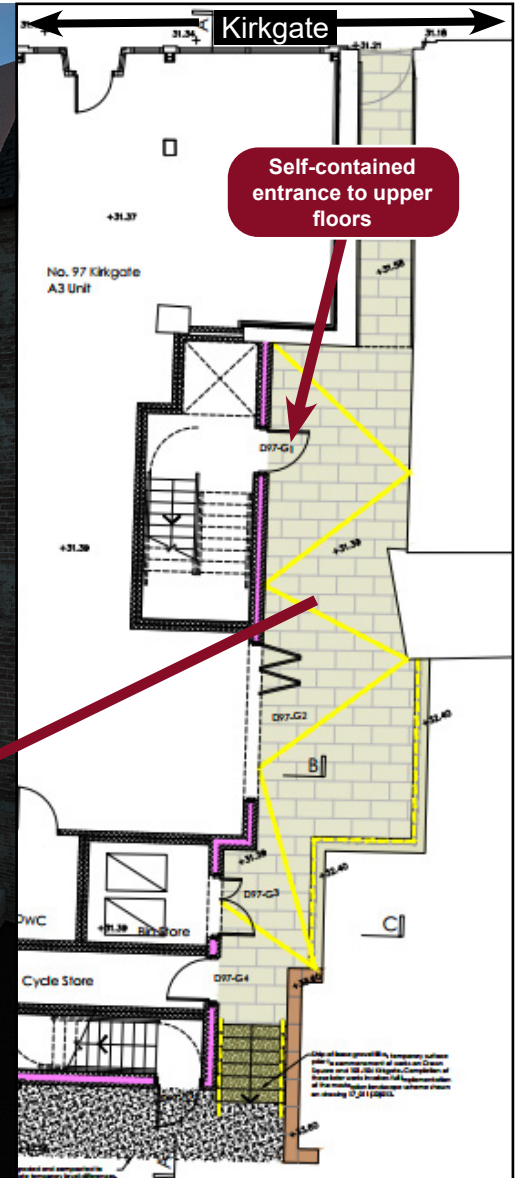
TO LET: 96 & 97 KIRKGATE, LEEDS, LS1 7DJ

- LOCATION
- PROPERTY DETAILS
- LOCAL CONTEXT
- GALLERY
- WIDER LOCAL CONTEXT**
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EXTERNAL SEATING

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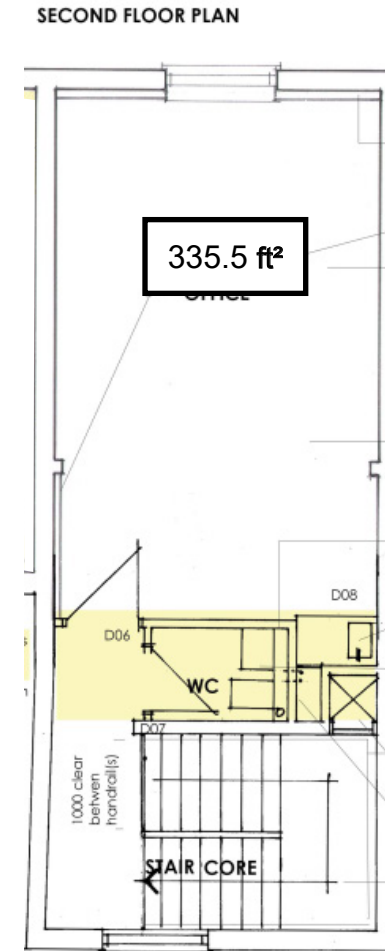
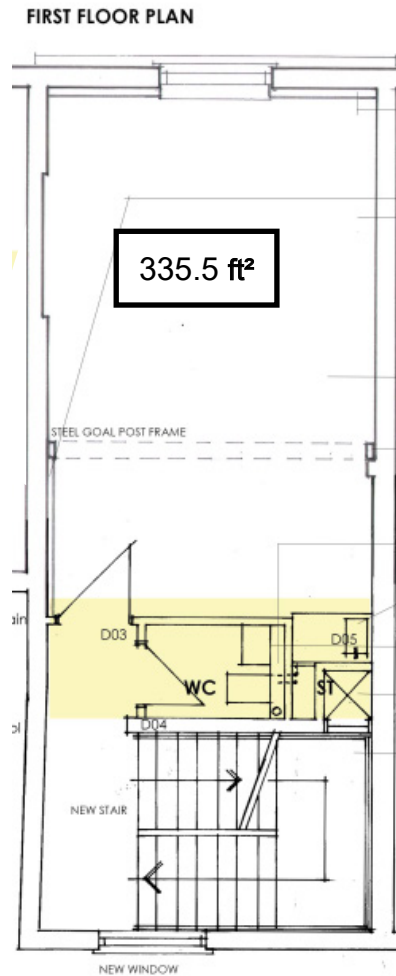
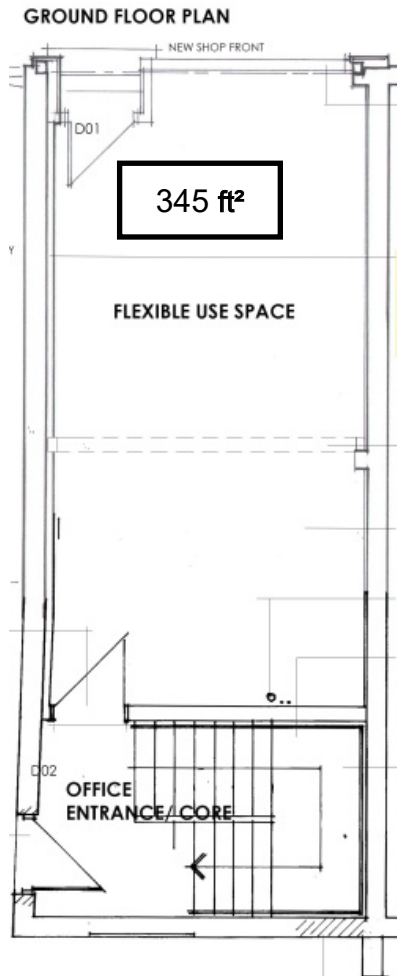
- LOCATION
- PROPERTY DETAILS
- LOCAL CONTEXT
- GALLERY
- WIDER LOCAL CONTEXT
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No. 96 ~ PROPOSED FLOOR PLANS

Kirkgate

Kirkgate



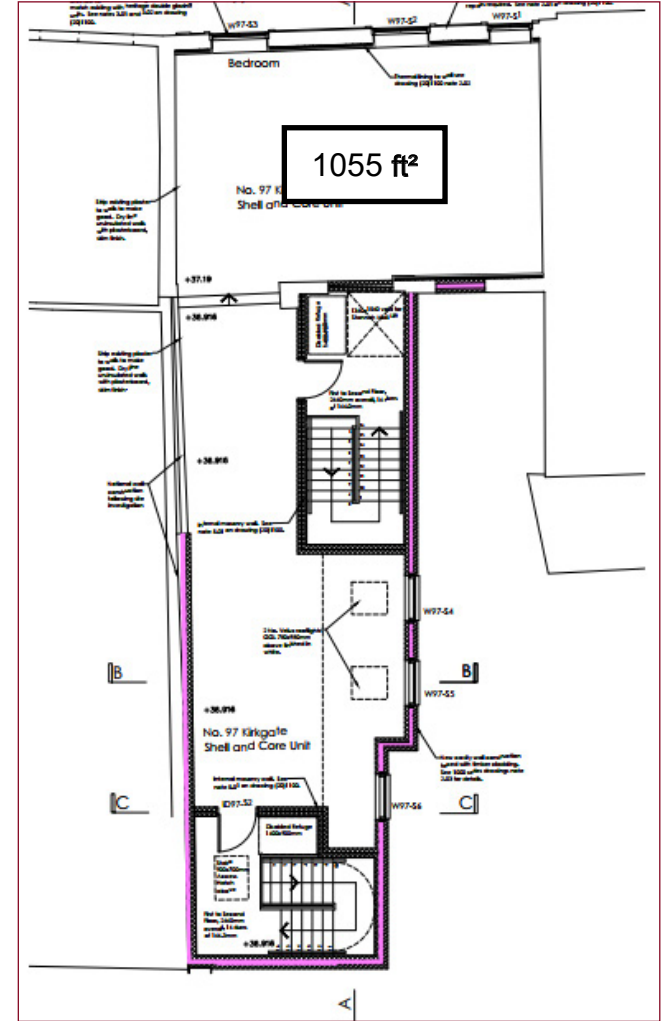
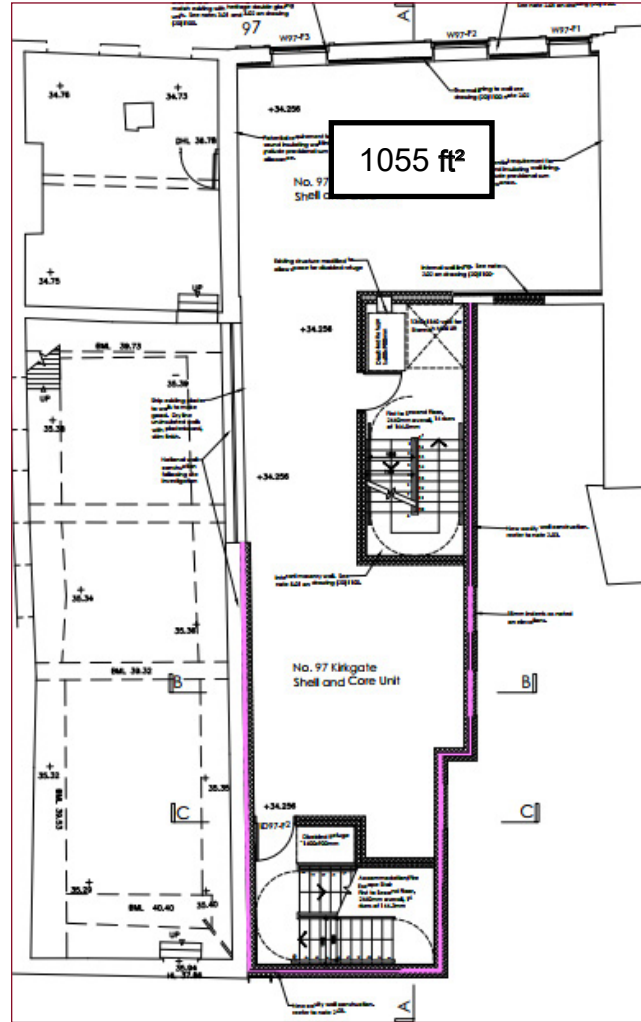
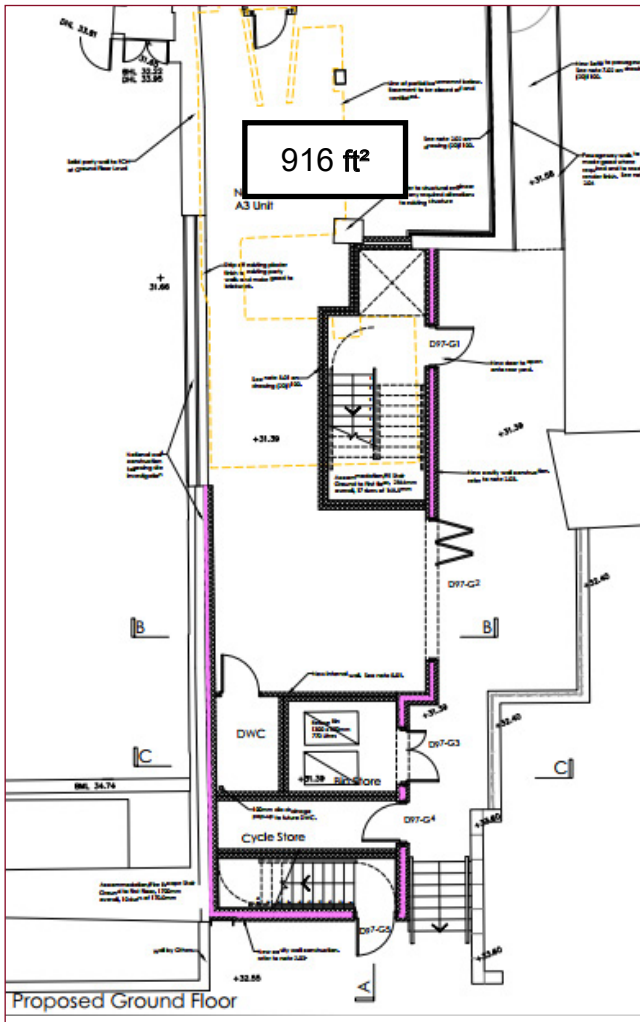
FLOOR PLANS

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GALLERY
WIDER LOCAL CONTEXT
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No. 97 ~ PROPOSED FLOOR PLANS



FLOOR PLANS

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Proposal

Accommodation / Rent:

Floor	Sq Ft	Sq M	Quoting Rent (Per Annum)
No. 96			
Ground	345	32	£25,000
First	335.5	31	£20,000
Second	335.5	31	
Whole	1,016	94	£45,000
No. 97			
Ground	916	85	£50,000
First + Second	2,110	196	£45,000
Whole	4,042	375	£95,000

Terms:

Property is available by way of a new FRI Lease for a term of years to be agreed

Planning:

Flexible planning within use Class E

Rateable Value:

The property will need to be reassessed once the refurbishment has been completed. It is advised that interested parties make their own enquiries with the local charging authority.

Service Charge:

Details upon request

EPC:

The property will need to be reassessed once the refurbishment has been completed. Available upon request.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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Viewing & further information

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