



Mustard Wharf

Wharf Approach, Leeds, LS11 5PY

***FINAL* REMAINING UNIT -
Restaurant / Bar space with
outside seating facing the
canal**

2,151 sq ft
(199.83 sq m)

- Last remaining commercial unit at Mustard Wharf
- Suitable for a restaurant / bar
- Prime extensive frontage and outlook onto Leeds & Liverpool Canal
- Opportunity for outside seating under colonnade fronting canal
- Development already home to The Owl, 92 Degrees & Barrecore

Mustard Wharf, Wharf Approach, Leeds, LS11 5PY

Summary

Available Size	2,151 sq ft
Rent	£55,000 per annum
Business Rates	The units will be subject to rating assessments once a tenant has fitted out.
Service Charge	£1 per sq ft
VAT	VAT will be levied at the prevailing rate.
Legal Fees	Each party to bear their own costs. Each party is to bear their own legal costs incurred in the transaction.
EPC Rating	Upon Enquiry

Description

Mustard Wharf is a private mixed use rental scheme delivered by developers LGIM. The development comprises 247 apartments across three buildings. There are four ground floor commercial units, three of which are occupied and trading. The remaining unit is A2 (2,151 sq ft).

Location

Mustard Wharf is located just South of the city centre in the South Bank area. The site is situated on a plot bound by Wharf Approach and Water Lane, located next to the landmark Tower Works site and Granary Wharf.

Accommodation

The accommodation comprises the following

Name	sq ft	sq m	Availability
Unit - A1	1,930	179.30	Let
Unit - A2	2,151	199.83	Available
Unit - B1	1,837	170.66	Let
Unit - B2	784	72.84	Let
Total	6,702	622.63	

Planning

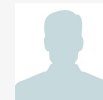
All units benefit from use class E. Unit A1 & A2 also benefit from the former A4 planning (bar).

EPC

To be re-assessed once the unit is occupied.



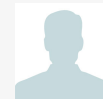
Viewing & Further Information



Louise Larking

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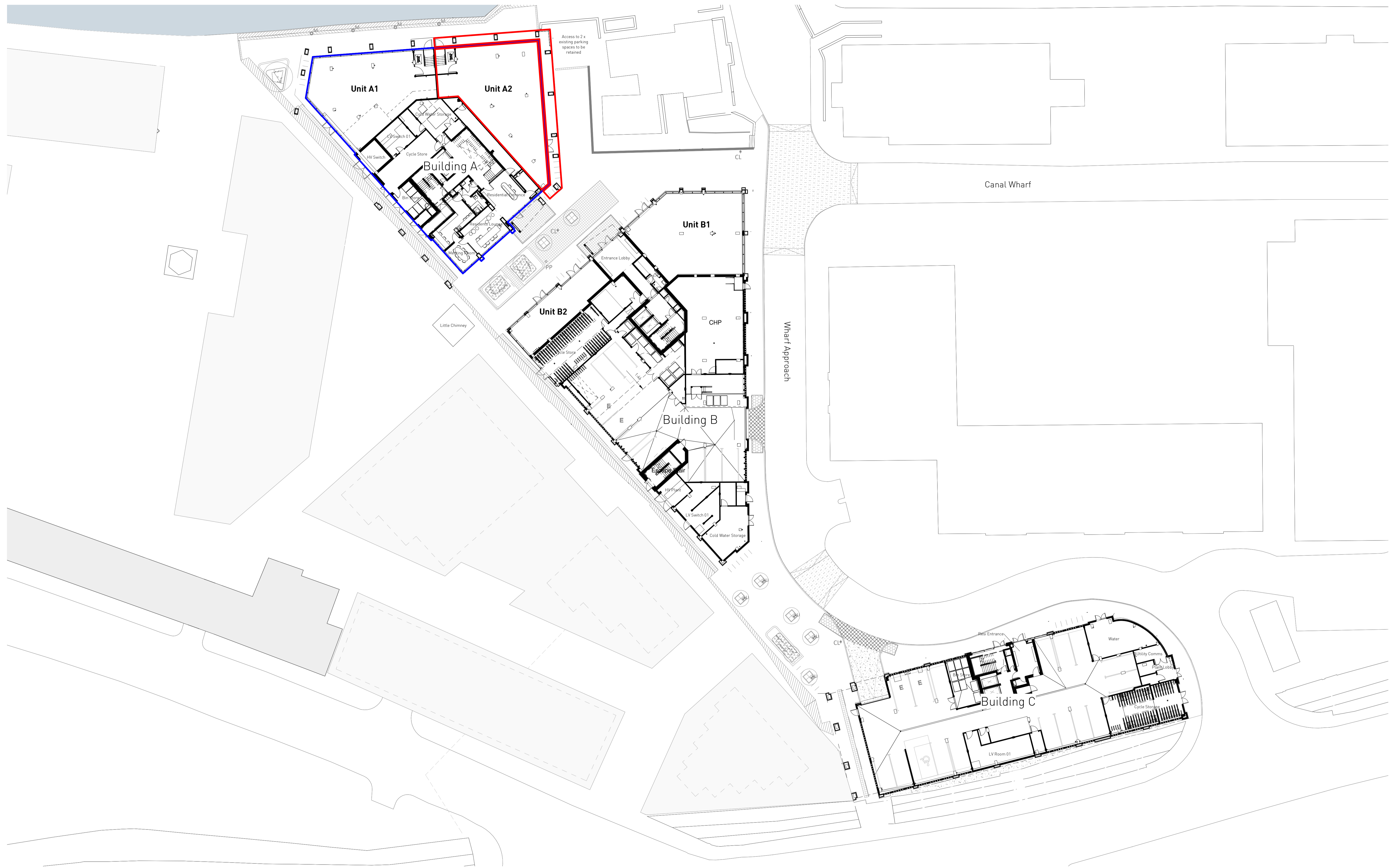
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Notes.

1:250

0 5 10 15m

Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. Do not scale off this drawing. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. Enjoy Design Ltd.

Rev.	Des.	By	Date	Ch.	Status:
P3	Redline amended as Client request	WD	01/07/21	DH	
P2	Redline amended as Client request	WD	30/06/21	DH	
P1	First issue	DH	01/03/21	DH	

Client:	Sir Robert McAlpine	Job No:	17,002
Project:	Mustard Wharf, Holbeck		
Title:	Building A - Unit A2 Proposed Lease Plan		
Date:	01/03/21	Scale:	1:2500A1
Drawing No:	ZZ-XX-DR-A-00-52	Drawn By:	WD
		Checked by:	DH
		Revision:	P3

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