



WHETLEY MILLS

## 5 St. Peters Place - A3 Planning Restaurant



# TO LET

## Planning for A3 Restaurant 208.47 sq.m (2,244 sq ft)

**MISREPRESENTATION ACT 1967:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself as to their accuracy by his or her own investigation before entering into any contract. No liability is accepted by Whetley Mills Ltd for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

Whetley Mills Ltd, Thornton Road, Bradford BD8 8LQ

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Registered in England & Wales No. 04388165



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## 5 St. Peters Place - A3 Planning Restaurant

### Location

Situated at the corner of St Peter's Place and St Peter's Square, 5 St Peter's Place is in the heart of Quarry Hill, known as the cultural quarter of Leeds.

With a number of bar, restaurant and hotel operators in the immediate vicinity, Quarry Hill is home to the BBC regional headquarters, The West Yorkshire Playhouse, The College of Music, Northern Ballet School and DHSS. Restaurants and bars in the surrounding areas include The Wardrobe, Aagrah and Cactus Lounge.

### Easily Accessible

5 St Peter's Place is ideally located for the City's transportation network and provides easy access to the M621 leading to both the M 1 and M62 and is situated minutes away from Leeds City Train Station.

### Accommodation

5 St Peter's Place extends to approximately 208.47 sq m (2,244 sq ft) upon a gross internal basis and the premises will be refurbished to a standard developers shell specification.

### Planning

The local planning authority has granted permission for A3 restaurant use.

### Rating assesment

The property will require reassessment for rating purposes upon occupation. Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

### Lease

The property is available to let upon a new effective full repairing and insuring lease for a term to be agreed. The lease will include 5 yearly upward only rent reviews.

### Rental

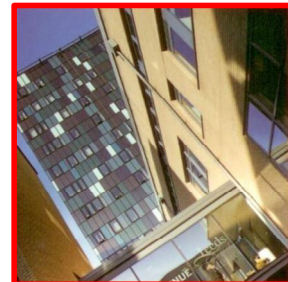
Rental offers are invited.

### VAT

All prices and rents quoted are exclusive of any VAT liability - if applicable.

### Legal Costs

The ingoing tenant is responsible for all legal costs incurred in the transaction.



### VIEWINGS

Strictly by prior appointment with Whetley Mills Ltd. Please call 01274 549969 to arrange a viewing.

**Whetley Mills Ltd**

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