

# space

RETAIL PROPERTY CONSULTANTS

## TO LET

## PROMINENT F&B / LEISURE



## PARK ROW HOUSE PARK ROW, LEEDS

### OVERVIEW

Prominently located on Park Row, Park Row House is one of the most recognisable buildings in Leeds City Centre having an impressive Grade II façade,

Situated in Leeds' prime business address, the building is surrounded by a complementary high quality mix of coffee shops and leading F&B and competitive socialising formats including Flight Club, San Carlo, Gaucho and Giggling Squid.

### DESCRIPTION

Having a character statement entrance from Park Row, the main space comprises a modern open plan building sitting behind the façade. Having a dedicated entrance from Park Row, the space can be occupied as a whole or in smaller units as outlined in the accommodation section.

### ACCOMMODATION

	Sqm	Sqft
Front RHS	147.4	1,587
Front LHS	110.3	1,187
Rear	329.8	3,550
<b>TOTAL</b>	<b>587.5</b>	<b>6,324</b>

Areas are quoted on a GIA basis and are estimated for guidance.

### SERVICES

All mains services are connected and extract can be installed in the lightwell void as indicated in the plan.

Loading access is available at the rear from Upper Basinghall Street.

### TENURE

Leasehold. Rents available upon application. A service charge is levied for common areas.

### FURTHER INFORMATION

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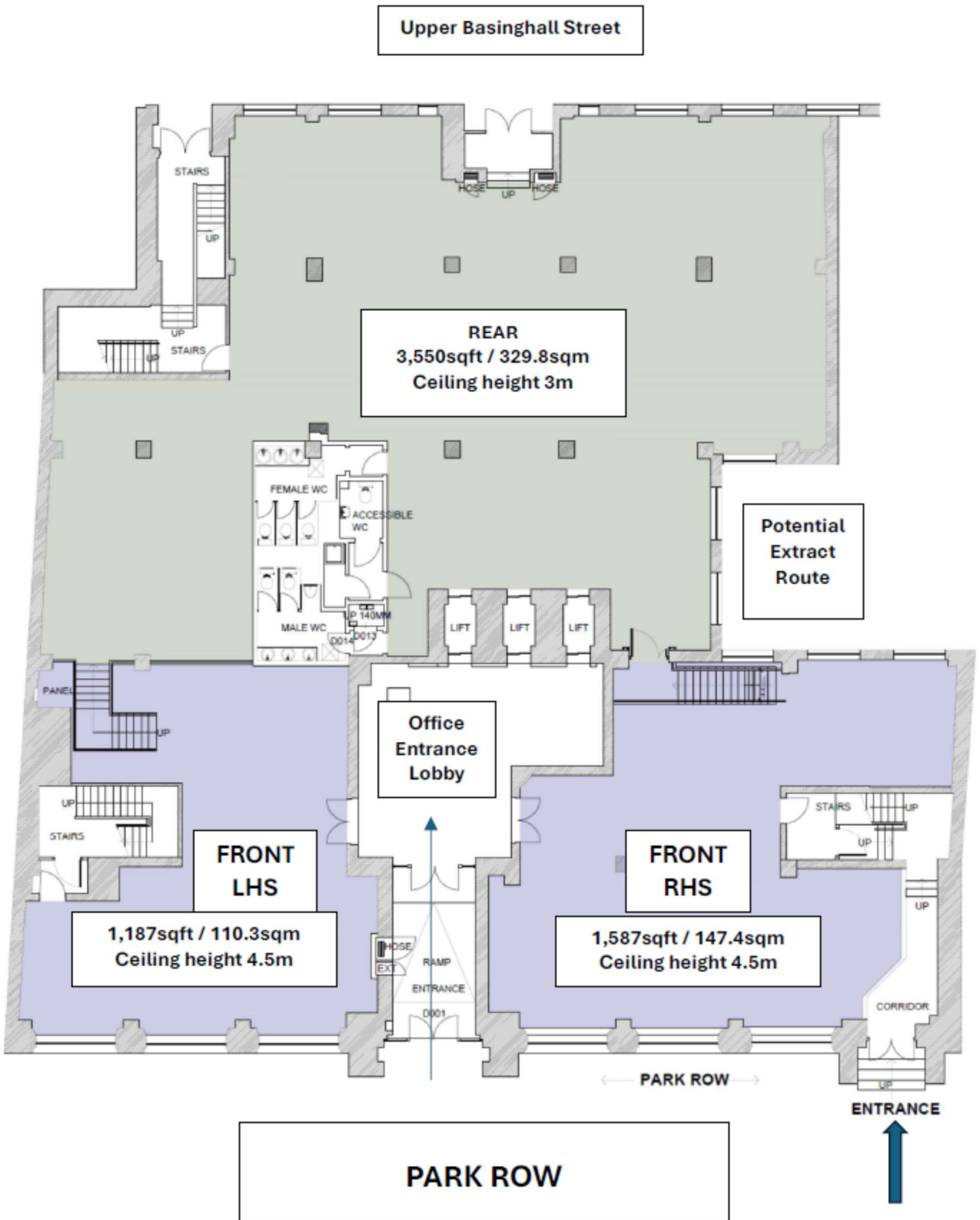
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Or contact the joint agents Carter Towler – Pete Bradbury.

All prospective parties will provide relevant identification to fulfil Anti-Money Laundering statutory requirements as part of any transaction.



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