

4 Brewery Place

Exciting Waterfront Bar/ Restaurant Opportunity

- recently fitted out and ready
for immediate occupation



B R E W E R Y W H A R F

3,965 sq ft (368 sq m) with external trading area within Brewery Wharf's vibrant waterfront development Leeds

www.brewerywharf.net

Capitalising on Leeds' 24 hour city status, Brewery Wharf brings together a dynamic mix of bar, restaurant, hotel, leisure and retail uses, benefiting from a superb waterside setting.

Brewery Wharf enjoys a superb city centre waterside setting in an area of sophisticated restaurants, café bars, established city living and a thriving business community. The development is in the heart of this flourishing business, leisure and residential quarter and yet is close to the huge range of facilities available elsewhere within the city centre. Within 5 minutes walk of the city rail station, bus routes immediately adjacent to the scheme, Brewery Wharf is one of Leeds' most enviable locations a superb waterside setting. A true mixed use development to Live, Work & Play.

The attractive and south facing Brewery Place provides the perfect place to relax, meet friends or simply take a break.

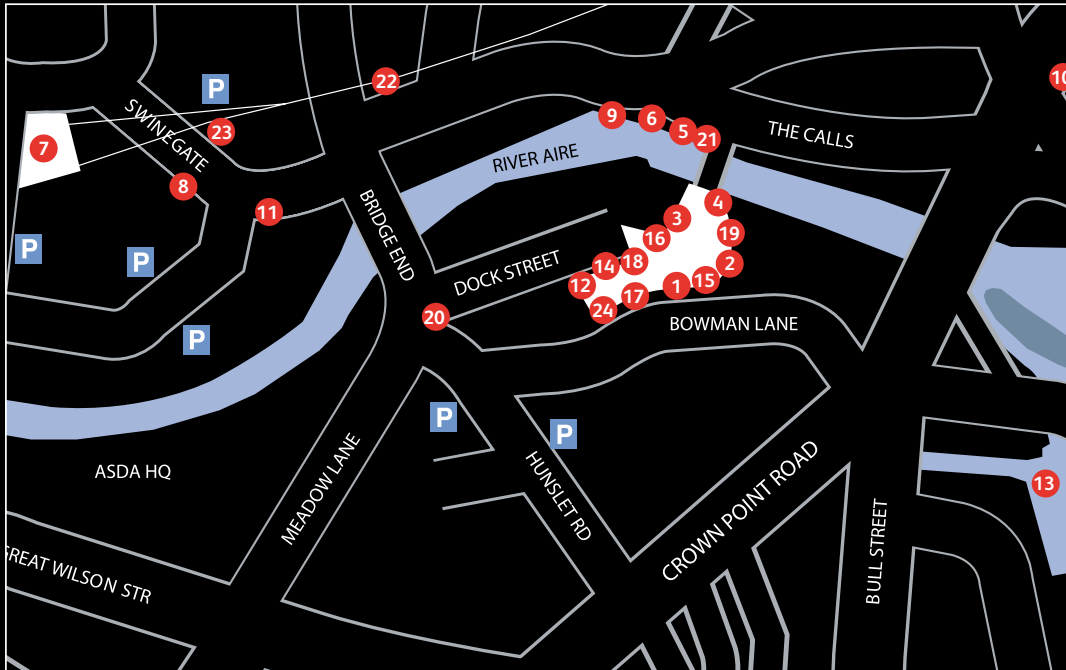
- Award winning 1/2million sq ft mixed use scheme
- 5,000 residential units within 5 minutes walk
- 5 minutes walk of Leeds' railway station and Bus Station
- 5 minutes walk of Leeds' retail core

Fitted out during 2010, 4 Brewery Place extends to 3,965 sq ft (368 sq m) with external trading area and river views to rear.





BREWERY WHARF



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|------------------------|-------------------|-----------------------|
| 1. Jurys Inn Hotel | 9. Aire Bar | 17. DLG Architects |
| 2. Yum Yum | 10. Wardrobe | 18. NHS Confederation |
| 3. Cafe Guru | 11. Malmaison | 19. Azucar |
| 4. Oracle | 12. Waterfall Spa | 20. The Adelphi |
| 5. Brasserie 44 | 13. Clarence Dock | 21. 42 The Calls |
| 6. Calls Grill | 14. Pin | 22. The Elbow Rooms |
| 7. Leeds train Station | 15. Buro Happold | 23. Chaophraya Thai |
| 8. Bibis | 16. Aedas | 24. DS Emotion |

For further information contact:



Terms

A new effective FR&I lease for a term of years to be agreed.
Please contact marketing agents for further details.

Rateable Value

The 2010 Rateable Value is £46,000.

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