

To Let - Former Pizza Hut Premises

Fully fitted unit immediately available for restaurant or retail use



Leeds

Colton Mill, Stile Hill Way, LS15 9JH

Total Approx. Area: 3,200 sq ft (297 sq m)

REDUCED RENT: £60,000 pax

Location & Description:

- Purpose built single storey detached fully fitted restaurant premises benefiting from highly visible location adjacent to McDonalds and KFC.
- Established retail and leisure cluster on a prime roadside/retail park with other tenants including Travelodge, M&B family pub, Busy Bees Nursery and Subway.
- Ample dedicated parking.
- Highly accessible location immediately adjacent to Junction 46 of M1 motorway and A63 Selby Road serving east Leeds.
- Dense residential population on it's doorstep with Thorpe Park, a 1.3m sq.ft business park, opposite.
- Premises suitable for a variety of uses including restaurant and retail, subject to planning.

Demise:

Ground Floor (approx) 3,200 sq ft (297 sq m).

Rent:

£60,000 per annum exclusive.

Lease:

A new eFRI lease for a period of 10 years.

Premium:

Nil premium required for the benefit of a fully fitted unit.

Service Charge:

On-account service charge for the current year stands at approximately £4,280.

EPC:

Energy Performance Rating Assessment – B, further details upon request.

Legal and Professional Fees:

Each party to pay their own legal costs.

Rating Assessment:

Rateable Value (April 2026) – £93,500.

Planning:

Class E use.

Date Prepared:

Updated August 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

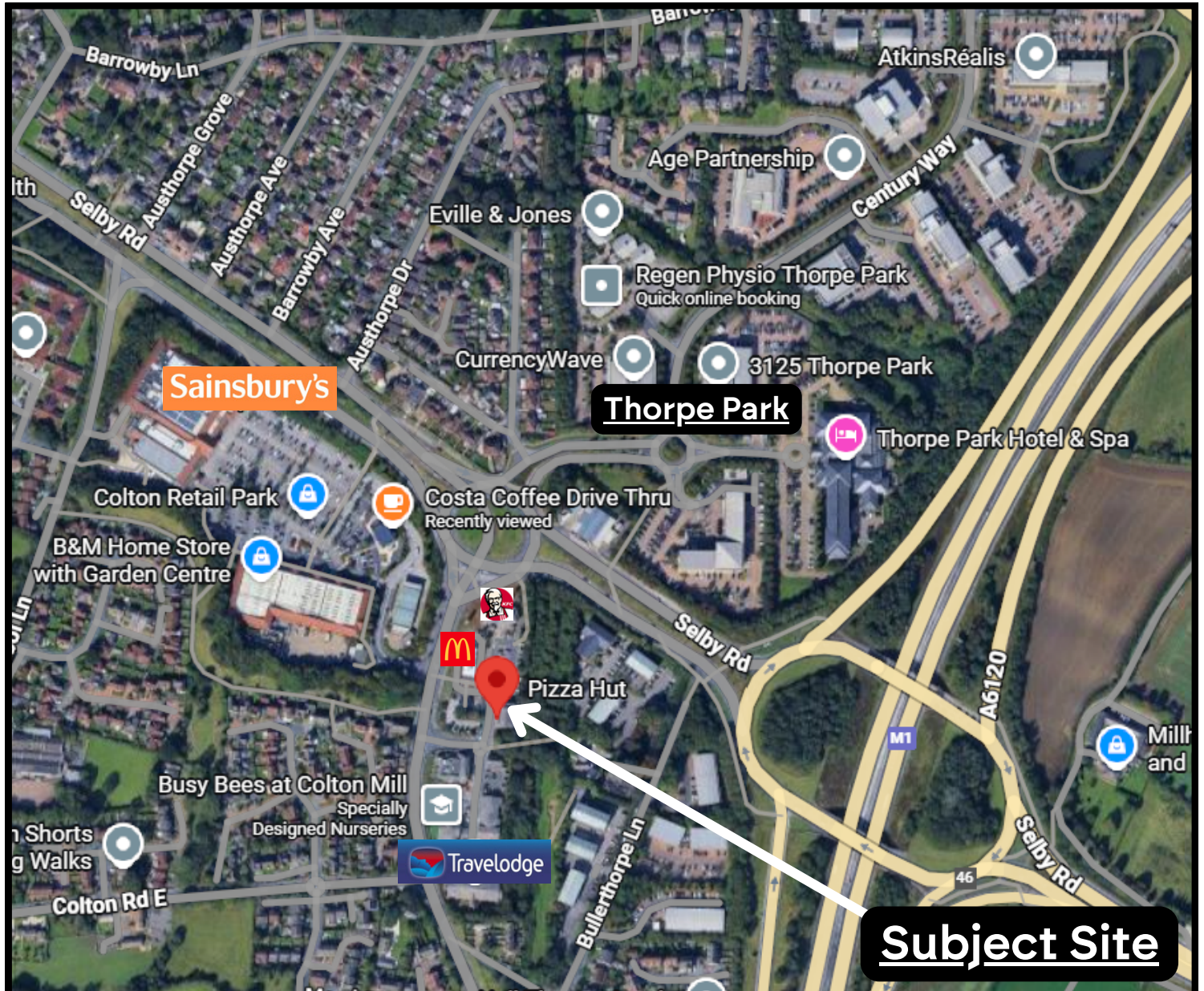
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Viewings - strictly by appointment with the Agents





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