

To Let - Fitted Cafe/Retail Unit



Leeds

Unit C2, The Light, LS1 8TL

Total Area: 869 sq ft (80.73 sq m)

Rent: £15,000 pax

Location & Description:

- The Light is Leeds' premier leisure destination being situated in the popular and rapidly expanding Northern Quarter with easy visitor access from all parts of the city, attracting approximately 4 million visitors per year.
- The scheme is located a 3 minute walk from First Direct Arena and Trinity Quarter and a 4 minute walk from Leeds train station.
- The Light is home to many national and local operators with restaurants and eateries, all trading very successfully.
- Occupiers in the scheme include VUE, a 14-screen cinema, a 148-bed Radisson Blu, Nuffield Health, Fun Station, Estabulo, Roxy, Haute Dolci, Junk Yard Golf, Browns and many more.

Demise:

Ground Floor 869 sq ft (80.73 sq m)
Additional seating to the front of the unit
can be made available, subject to planning.

Rent:

£15,000 per annum exclusive.

Lease:

New FRI lease for a term to be agreed.

Service Charge:

The on-account service charge for the current
year stands at approximately £6,287.80.

Planning:

Use Class E.

EPC:

Available upon application.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £18,750.

VAT:

Any reference to rent is deemed to be exclusive of VAT
unless expressly stated otherwise. Any offer made will
be deemed to be exclusive of VAT which will be
chargeable.

Date Prepared:

November 2025

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.

Contact Us:

Nick Ferris

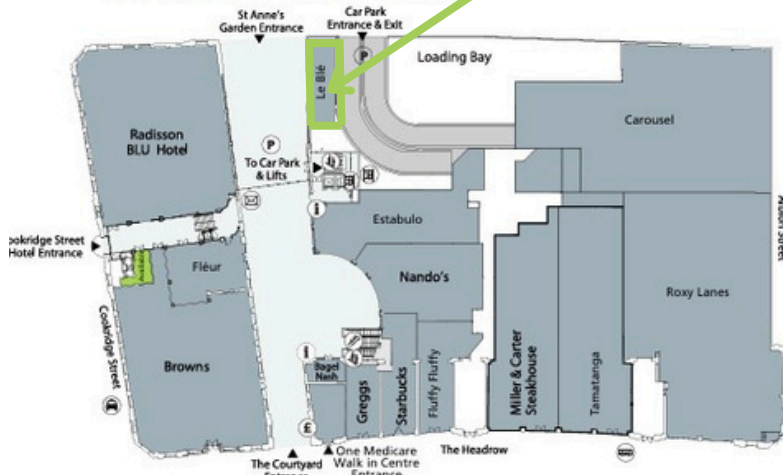
07970 850037

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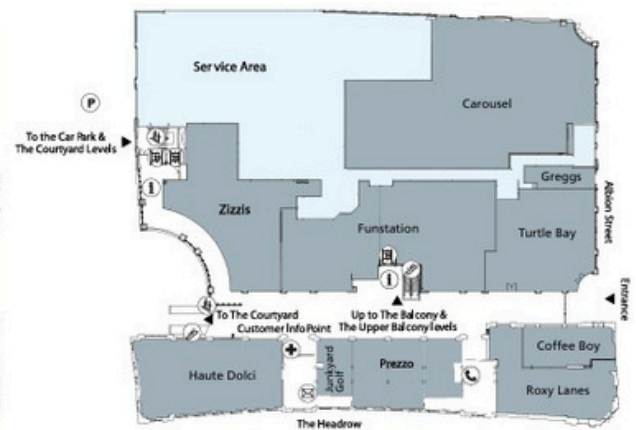
thelight
The Headrow, Leeds

Unit C2

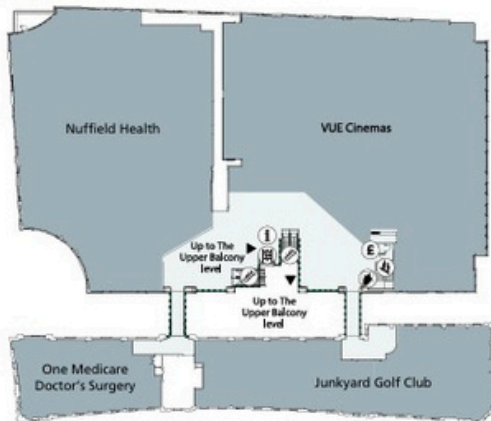
Courtyard & Headrow Level



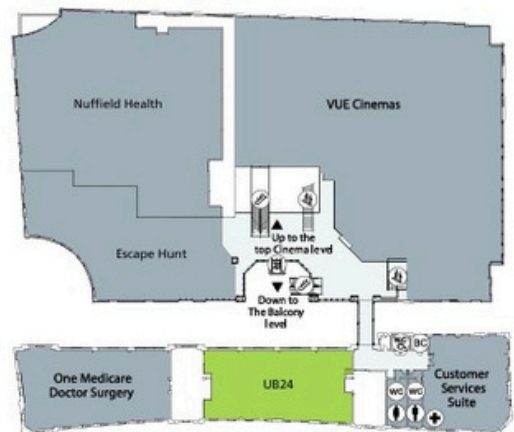
Arcade & Albion Level



Balcony Level



Upper Balcony Level



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