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## To Let - Fitted Cafe/Retail Unit



## Leeds

Unit C2, The Light, LS1 8TL

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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:

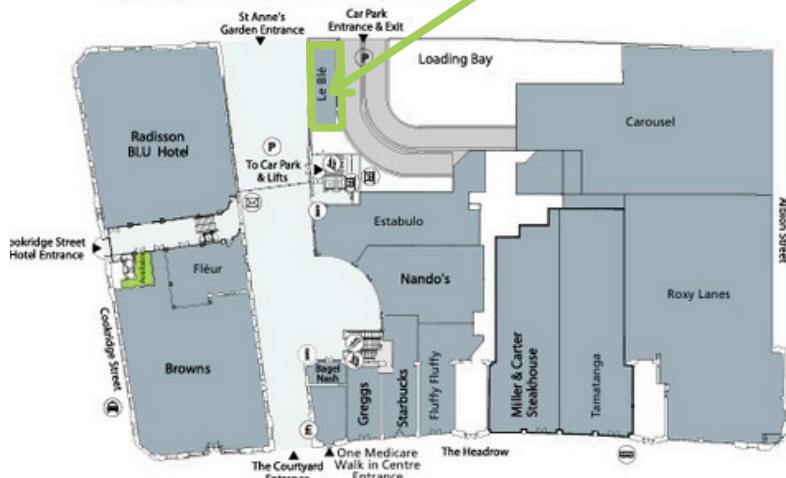
**Nick Ferris**

07970 850037

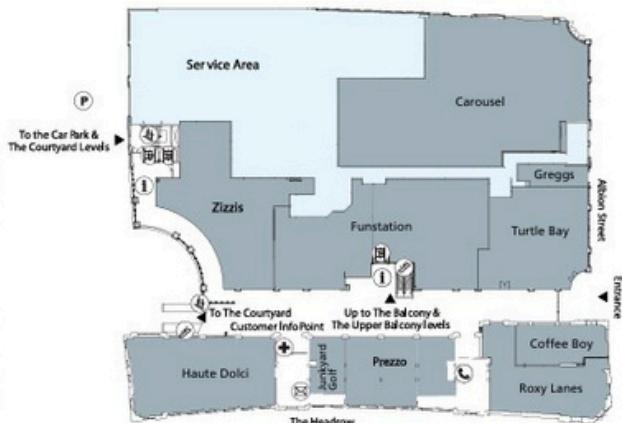
[nick@barkerproudlove.co.uk](mailto:nick@barkerproudlove.co.uk)

## Unit C2

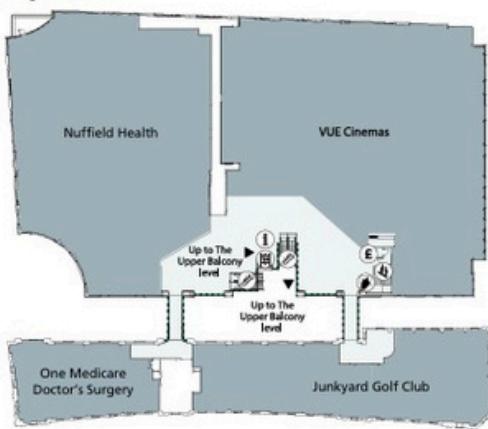
### Courtyard & Headrow Level



### Arcade & Albion Level



### Balcony Level



### Upper Balcony Level

