

To Let - Fitted Cafe/Retail Unit



Leeds

Unit C5 and Store 2, The Light, LS1 8TL

Unit C5: 291 sq ft (27.03 sq m)

Store 2: 406 sq ft (37.72 sq m)

Rent: £25,000 pax

SUBJECT TO VACANT POSSESSION

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:

Unit C5: 291 sq ft (27.03 sq m)

Store 2 (Basement location) 406 sq ft (37.72 sq m)

External mall seating will be available, area to be confirmed.

Rent:

£25,000 per annum exclusive.

Lease:

New FRI lease for a term to be agreed, subject to vacant possession.

Service Charge:

Available upon request.

Planning:

Use Class E.

EPC:

Available upon application.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) – £16,750.

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:

July 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.

Contact Us:

Nick Ferris

07970 850037

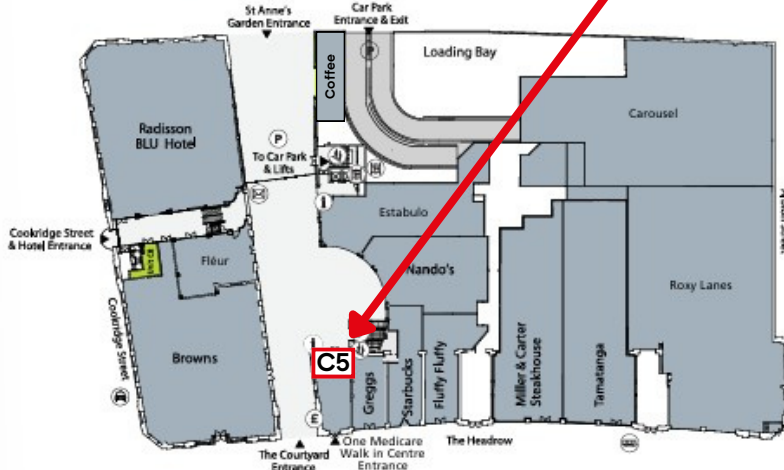
nick@barkerproudlove.co.uk

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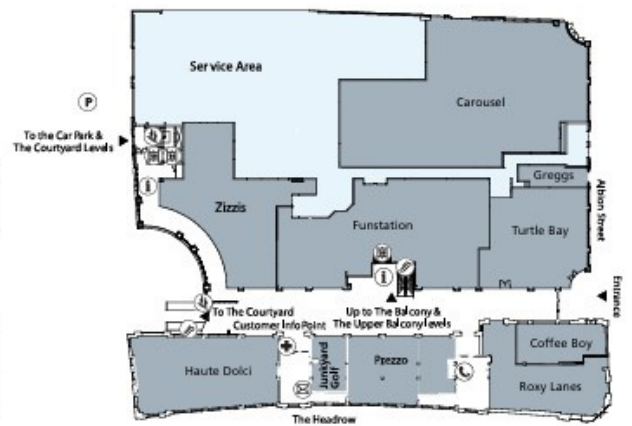
thelight
The Headrow, Leeds

Courtyard & Headrow Level

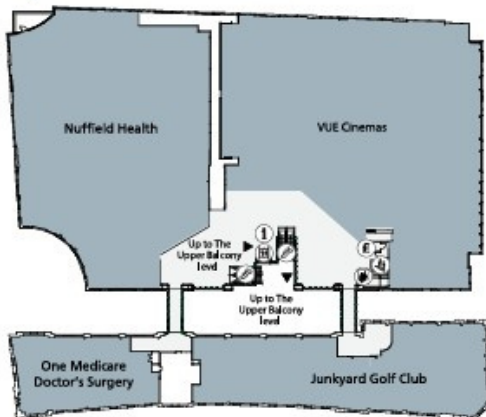
Unit C5



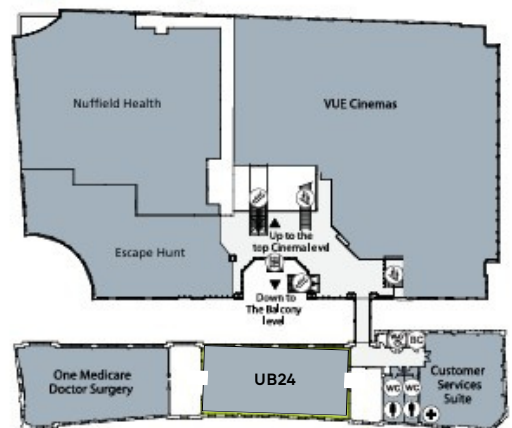
Arcade & Albion Level



Balcony Level



Upper Balcony Level



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