



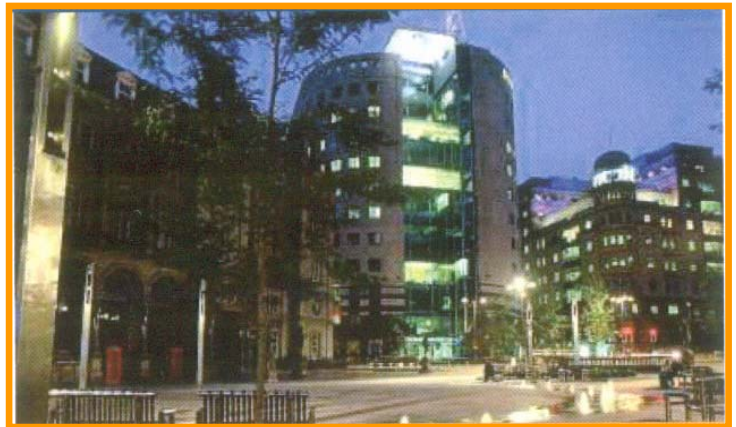
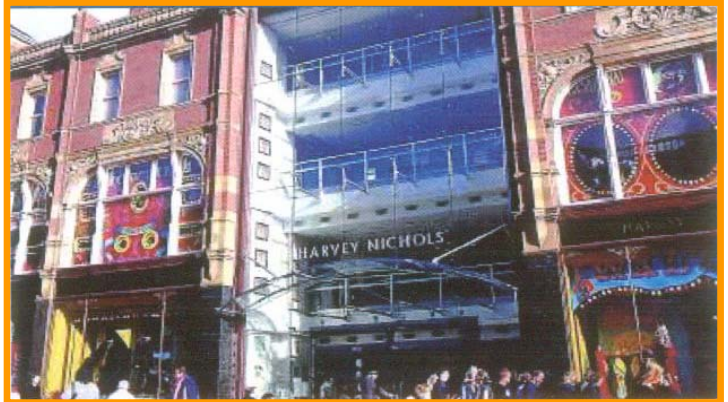
TO LET
NIGHT CLUB/CAFÉ BAR
(other uses considered)
Westminster Buildings
39 – 43 New York Street
Leeds 2

LEEDS

GOALS, DREAMS, IDEAS, IDEALS OPPORTUNITIES

LEEDS

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Leeds is the UK's fastest growing city and the capital of the Yorkshire and Humber Region which has a population of 5 million and a workforce of over 2 million. It is a regional centre that serves a variety of functions including commerce, administration, law, medicine, education, culture entertainment and transport.

As one of the UK's top regional centres for financial and legal services Leeds is also the UK's fifth largest shopping centre Location in terms of retail floorspace.

The City centre also contains two universities, various colleges, a major teaching hospital, regional TV and theatre, radio stations and Crown and County Courts.

Leeds is an exceptionally green city, and encompasses a wide variety of culture, historical and architectural heritage. Within a few miles of the centre, the city opens out to a landscape of open countryside and numerous small townships and villages.

There is an extensive network of bus services throughout the city and guided buses have been introduced to reduce bus journey times on some of the main arterial routes into the city centre.

The city offers an extensive choice of places to eat, drink and relax, catering for all tastes.

Leeds City Council is offering the opportunity to take a lease of nightclub & café/bar premises.

The Council is prepared to consider suitable alternative uses. Use as a lap dancing club or similar type uses will not be considered under any circumstances.

LOCATION & DESCRIPTION

The premises are situated close to Leeds City Centre within a short walking distance from the Lower Briggate and the Corn Exchange areas. A city location plan is enclosed overleaf which shows ground floor entrance and café bar coloured blue and extent of basement nightclub is shown by a broken line.

ACCOMMODATION

The premises form part of Westminster Buildings and comprise of a ground floor entrance and café bar area with the main nightclub in the basement below. Existing secure / covered external smoking area is available.

A floor plan is also attached overleaf showing available area edged blue extending to approximately 360 square meters. Interested parties are advised to carry out their own inspection of the premises as the plan is not to scale and the existing internal layout differs from that shown on the plan.

AREA TO BE LEASED

Area to be leased is that edged blue on the attached floor plan. Existing internal layout differs from plan. A Licence to use designated external areas (coloured brown on floor plan) will be granted. The Council will reserve a right of way over the areas shaded brown.

PLANNING

Planning consent exists for use of the ground floor area as café / bar and basement as nightclub. Interested parties are advised to contact Daljit Singh of Leeds City Council's Planning Services (0113 2478010) for clarification on the existing planning consent and any related matters.

It should be noted that Westminster Buildings is a Listed Building. Any internal or external alterations proposed may require Listed Building consent. Interested parties are advised to contact Phil Ward of Leeds City Council's Conservation Team (0113 2478146).

PREMISES LICENCE

A Premises Licence from the Local Authority in respect of the sale of alcohol and operation of the nightclub is required. Interested parties are advised to contact Stephen Holder of Leeds City Council's Licensing office (0113 2474095) for clarification as to Premises Licence requirements / costs. It should be noted that the Council currently holds the existing nightclub Licence. (Premises Licence number PREM/017768/V03).

It is intended that the Licence will be transferred to the new tenant at time of completion of a lease.

**NIGHTCLUB PREMISES
39 - 43 NEW YORK STREET
LEEDS LS2**



Leeds
CITY COUNCIL

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PREP BY B. HAZELWOOD
DATE 26/04/2010
OS No SE3033SE
Scale 1:5,000



PLAN No 14523

WORKS TO PREMISES

The premises are to be let as seen. An incoming tenant will be required to undertake all necessary works to make the premises fit for use. It is anticipated that works will have to be undertaken in order to bring the premises up to an acceptable shell condition for fit out to tenant's specification. Please see definition of 'shell condition' below. In this regard, the Council is prepared to make a reasonable contribution, via a rent free period, towards the cost of bringing the premises up to a reasonable shell condition for tenant fit out. .

DEFINITION - SHELL CONDITION - shall include making good existing walls, flooring, ceilings. Installation of reasonable toilets. Installation of reasonable lighting. Installation of adequate sound proofing.

By way of confirmation, the Council will not be able to consider any costs associated with any structural alterations or any costs incurred in fitting out the premises to the tenant's specification after reasonable shell condition reached or cost of any statutory consents that may be necessary.

The Council requires a level of rental income from the commencement of the lease.

However, as stated above, the Council is agreeable to a rent free period being granted. Interested parties should refer to the enclosed Offer Form, where parties making a rental offer are also asked to detail the level of rent free required. The arrangements for the grant of the rent free period to be agreed with successful applicant.

Prospective tenants are also advised to consider the positioning of toilet facilities in the premises as there have been issues with foul drainage in the past.

Fire Alarm - Any works must take into consideration the fact that the fire alarm in the nightclub is linked into the fire alarm for Westminster Buildings as a whole and must remain so.

Sound proofing - Reasonable sound proofing is to be installed in basement nightclub ceiling.

It is required that the successful applicant will agree a schedule of refurbishment works with the Council that will bring the premises up to a reasonable shell condition for tenant fit out. An agreement for lease will then be entered into with the Council under which the agreed schedule of works will be carried out. Upon the completion of the schedule of works to the Council's satisfaction, the actual lease will be completed.

A photographic schedule of condition with descriptions is to be prepared by the Council upon completion of the shell works. The schedule of condition will be attached to the lease as a record of the condition of the premises which the tenant will be required to maintain during the lease and to leave premises in upon vacation by tenant.

SERVICES

Electricity and water are available. No guarantee or warranty can be given regarding the existing services and interested parties should satisfy themselves as to the suitability of the service connections prior to making an offer.

ASBESTOS

A type 2 asbestos survey has been undertaken for Westminster Buildings as a whole. A report is available for consideration. However, interested parties are advised to satisfy themselves as to the presence, type and extent of any asbestos in the premises by undertaking their own survey.

MAIN TERMS FOR LEASE

- Lease period -** Premises are available by way of a minimum six year lease or multiples of three thereafter (i.e. nine, twelve etc). Please refer to Offer Form for details.
- Rent-** Rental offers in excess of £22,500 per annum are sought. Rent shall be exclusive of any other outgoings and payable monthly in advance and by direct debit.
- Rent review -** Upward only rent review on every third anniversary of the lease. To be based upon increase in Retail Prices Index (RPI) since commencement of lease or market rent whichever is the greater
- Use -** Nightclub and café / bar and in accordance with Premises Licence. Reasonable opening hours only. Other suitable reasonable uses can be considered. Use as a lap dancing club or similar type uses will not be considered.
- Business Rates -** Tenant to be responsible. The rateable value from April 2010 is known to be £52,000. Interested parties are advised to contact the Leeds Office of the Valuation Office Agency (0113 3884500) for confirmation as to the level of business rates that would be payable and any other issues related to business rates.
- Repair -** Tenant to be responsible for all internal repairs and malicious damage. This is to include all services, all doors whether internal or external and any windows in the ground floor area.
- Service Charge -** Tenant to pay annual contribution of £2,000 towards the Service Charge for Westminster Buildings. This figure is reviewable each year by the Council
- Sinking Fund -** Tenant to pay annual contribution of £500 towards the Sinking Fund for Westminster Buildings. This figure is reviewable each year by the Council.
- Bond -** The tenant will be required to submit a bond equivalent to three months of the agreed annual rent (without rent free) at the same time as legal completion of the lease.
- Alienation -** Assignment of whole will be permitted but assignment of part will not. No sub-letting of whole or part will be permitted.
- Insurance -** The tenant will be responsible for insuring the interior and contents of the premises and for any insurances associated with operation of a nightclub. The Council will insure the structure and tenant will pay a contribution towards the insurance premium via the service charge.

A draft lease and agreement for lease have been prepared by the Council's solicitor in respect of use as a nightclub.

LEGAL and SURVEYORS FEES

Tenant is to pay £750 towards the Council's surveyor's costs and to meet the Council's reasonable legal costs. No VAT will be charged on costs.

VAT

It is the Council's intention not to elect to charge VAT on the annual rent offered.

GENERAL ENQUIRIES / VIEWING

General enquiries and viewings of the premises can be arranged by contacting Andrew Gledhill of the Council's Asset Management Section (0113 2477803).

OFFER PROCEDURE

Rental offers in excess of £22,500 per annum are invited for the leasehold interest of the premises.

The following information must be included with the offers to allow identification of the record of individuals / companies in undertaking such refurbishment projects and operation of nightclub premises or other suitable alternative uses. Please refer to Offer Form enclosed.

- 1) The name and address of the tenant in whose name the lease will be held.
- 2) Statement as to:-
 - a) Previous refurbishment work of this nature.
 - b) Experience of operation of nightclub or other licensed premises
 - c) Proposals for operation of the nightclub including security arrangements.
- 3) Details of the proposed refurbishment works and associated costs.
- 4) Timetable for the refurbishment works and tenant fit out
- 5) An indication as to how the project will be funded.

Offers and refurbishment scheme details must be submitted in writing on the Offer Form contained within this brochure along with 5 copies of the refurbishment scheme proposals.

Misrepresentation Act 1967

These particulars are issued for guidance only and are expressly excluded from any contract. No warranty can be given as to the condition or the description of the property.

FURTHER INFORMATION

These details can be downloaded from the Council's website at www.leeds.gov/property

This information can be made available in large print, braille, computer disk and audio cassette.
The text can be made available in a number of languages Tel 0113 2474457 or 0113 2477893.

SUMMARY OF CONTACT DETAILS

LEEDS CITY COUNCIL

General enquiries / viewing - Andrew Gledhill, Senior Surveyor
0113 2477803
Andrew.gledhill@leeds.gov.uk

Planning matters - Daljit Singh, Principal planner
0113 2478010
Daljit.singh@leeds.gov.uk

Listed Building matters - Phil Ward, Conservation officer
0113 2478146
Phil.swann@leeds.gov.uk

Premises Licence - Stephen Holder, Principal Licensing officer
0113 2474095
Stephen.holder@leeds.gov.uk

OTHER

Fire Safety - West Yorkshire Fire & Rescue Service
Leeds Fire Safety Office
0845 1550595
Leeds.district@westyorksfire.gov.uk