

lot 15

Former Walkabout, 67-83 Cookridge Street
Leeds, West Yorkshire LS2 3AW

Vacant Possession

Freehold Former Bar/Nightclub Opportunity

- Prominent City Centre Location in Leeds Civic Quarter
- Immediately Adjacent to the proposed 206 bedroom Hilton Leeds Hotel
- Future Development Opportunities (subject to consents)
- Approximately 1,767.48 sq m (19,025 sq ft)



On Behalf of a Major Pension Fund

Location

Miles: 24 miles south-west of York
33 miles north of Sheffield
39 miles north-east of Manchester
Roads: A58, A64, A61
Rail: Leeds Rail
Air: Leeds Bradford Airport

Situation

The property is situated in Leeds city centre in the heart of the Civic Quarter fronting Cookridge Street, close to its busy junction with the A660 and A58. The property lies adjacent to both the proposed £32m Hilton Leeds Hotel development and the O2 Academy Music Venue with Leeds City College directly opposite. The property is also within a short distance of the 13,500 capacity First Direct Arena, Leeds Beckett University Campus, The Merrion Shopping Centre and Leeds City Museum. Leisure operators in the area include All Bar One, JD Wetherspoon and Revolution Bar.

Description

The property comprises a two storey building with additional basement accommodation and is currently divided into two units, with shared cellarage. Unit 1 comprises a former bar/nightclub over

part ground and part first floors with ancillary basement accommodation and a residential flat on the remaining first floor. Unit 2 comprises a former bar/nightclub on the ground floor with basement ancillary accommodation.

Planning

The property's location and size lend it to a wide range of potential alternative uses, including student accommodation, residential and office accommodation, subject to planning consents. Interested parties should make their own enquiries with Leeds City Council, the local planning authority.

Tenure

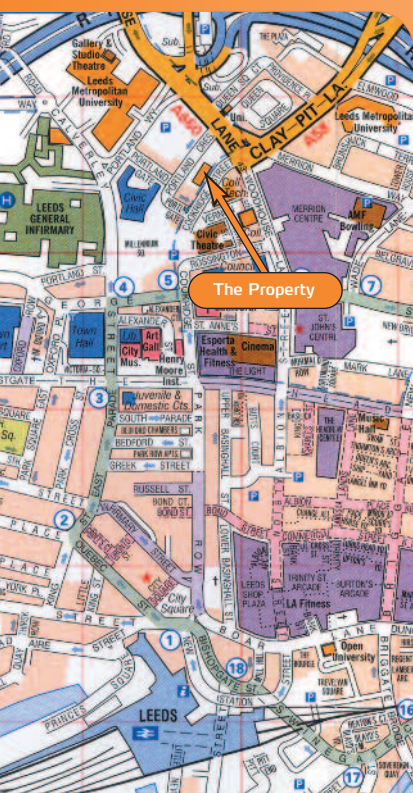
Freehold.

VAT

VAT is applicable to this property.

Viewings

There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Georgina Roberts. Telephone: +44 (0)20 7034 4863.



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Possession
Unit 1	Ground	Former Bar	418.10 sq m	(4,500 sq ft)	VACANT
	First	Former Bar, Ancillary and Residential	748.30 sq m	(8,055 sq ft)	
	Basement	Ancillary	207.20 sq m	(2,230 sq ft)	
Unit 2	Ground	Former Bar/Nightclub	312.10 sq m	(3,360 sq ft)	VACANT
	Basement	Ancillary	81.70 sq m	(880 sq ft)	
Totals			1,767.40 sq m	(19,025 sq ft)	

For further details please contact:

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