

# Lot 28

£120,100 per annum  
exclusive

The Slug & Lettuce, 14 Park Row,  
**Leeds, West Yorkshire LS1 5HU**  
Freehold City Centre Public House Investment





# Tenancy and accommodation

**Lot 28**

£120,100 per annum exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground Part Basement	Restaurant/Bar Ancillary	285.74 sq m (61.21 sq m)	(3,076 sq ft) (659 sq ft)	STONEGATE PUB COMPANY LIMITED (1) t/a The Slug & Lettuce	20 years from 25/12/2013 until 24/12/2033	£120,000	25/12/2018 and 5 yearly thereafter (2)
Part Basement, Part Ground, First/Eighth Floors	Residential	-	-	(-) K W LINFOOT PLC	999 years from 30/10/1998 until 29/10/2997	£100	
<b>Total Commercial Area</b>		<b>346.95 sq m</b>	<b>(3,735 sq ft)</b>			<b>£120,100</b>	

(1) Stonegate Pub Company operates over 690 pubs and bars across the UK with an extensive range of formats including Slug & Lettuce, Walkabout, Classic Inns, The Common Room and Town Pub & Kitchen (Source: www.stonegatepubs.com).  
 (2) The December 2018 Rent Review is outstanding.

### Key Details

- Predominantly let to Stonegate Pub Company Limited – trading as The Slug & Lettuce
- Lease expires December 2033 (no breaks)
- Approximately 346.95 sq m (3,735 sq ft)
- Upper parts let on a long lease
- Other nearby bars and restaurants include JD Wetherspoon, Gino D'Acampo Italian, Jamie's Italian, Gaucho, Gusto and The Alchemist Bar
- Adjacent to the University of Law
- First time on the market for nearly 20 years

### Location

**Miles:** 16 miles south of Harrogate  
 44 miles north-east of Manchester  
**Roads:** A58(M), A64(M), A643, M621 (J2)  
**Rail:** Leeds Train Station  
**Air:** Leeds Bradford Airport

### Situation

The property is located within the prime banking and leisure quarter of the city centre, fronting the eastern side of Park Row. The property is surrounded by a number of pubs, bars and restaurants including JD Wetherspoon, Gino D'Acampo Italian, Jamie's Italian, Gaucho, Gusto and The Alchemist Bar.

### Description

The property comprises a substantial ground floor bar/restaurant with ancillary accommodation at basement level. The upper floors, which are residential, are let on a long lease.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

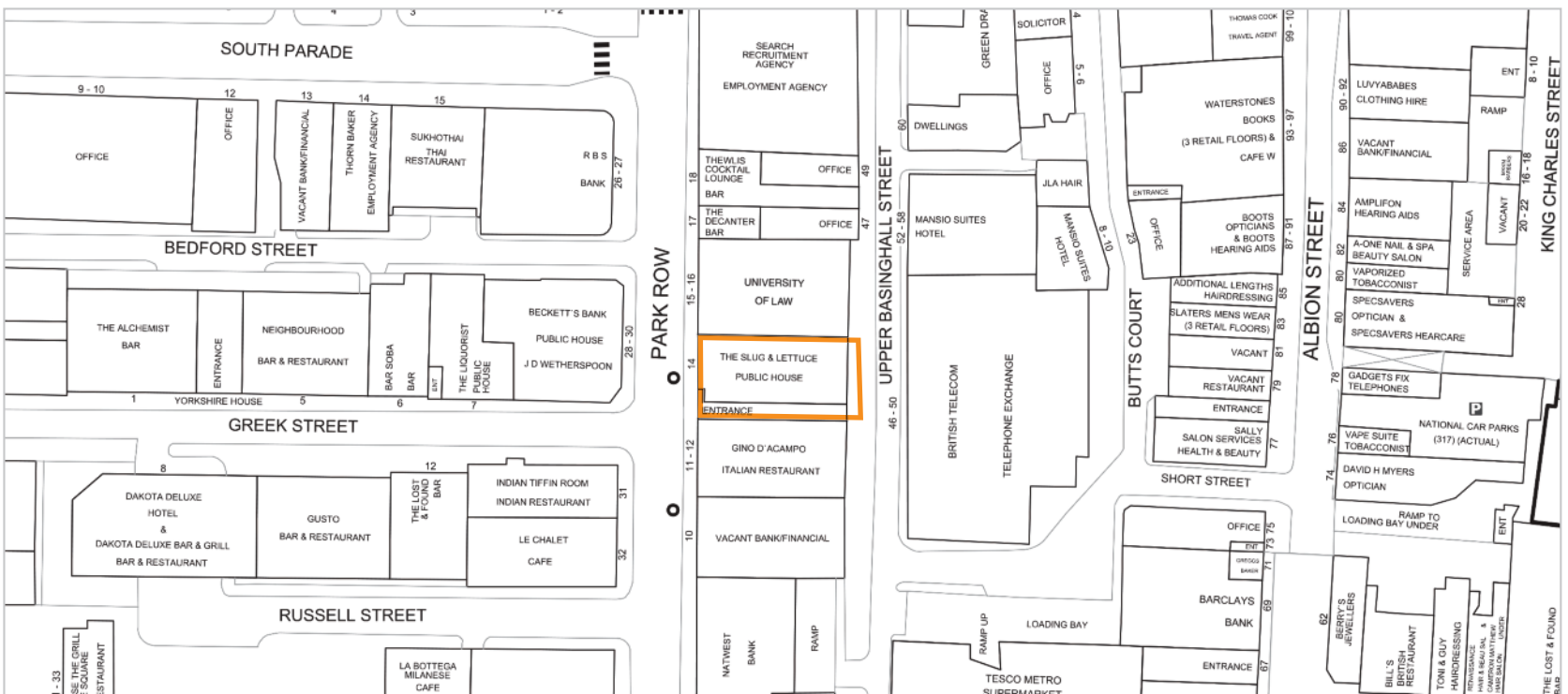
Band C. See legal pack at acuitus.co.uk



View along Park Row



View from Greek Street



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