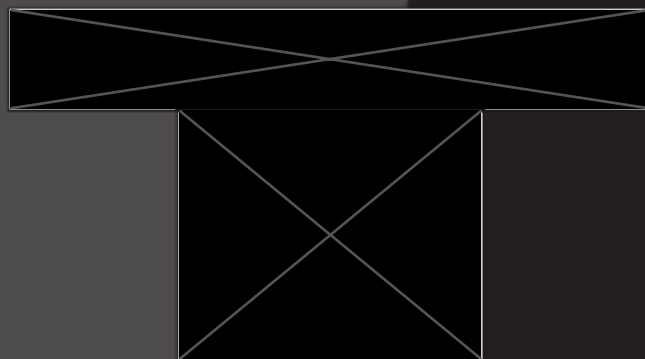


9 East Parade

Leeds, LS1 2AJ

a pioneering leisure development in an iconic
listed building



Location

Located in the heart of Leeds city centre's thriving commercial and night-time leisure districts, the development creates a perfect link between the many surrounding bars and restaurants. The building is adjacent to popular Greek Street, which is home to Leeds' largest high end/high footfall venues such as Neighbourhood, The Alchemist and Manahatta.



The Vision

This is a one-of-a-kind flagship leisure opportunity set within a re-designed Grade II Listed building. The development is to be a mixed-use scheme, incorporating a prestigious bar, high quality nightclub and restaurant. The lower ground floor benefits from the latest licensing within the area at 5am.

A modern curved glazed canopy further enhances the front façade, giving an striking and luring access way to the lower ground floor. With high quality signage and lighting this will be a one of a kind entrance.

Demise to be provided to Developer's shell specification including all mains services.



Concept CGI of the Cocktail Bar Interior



Concept CGI of the Nightclub Interior

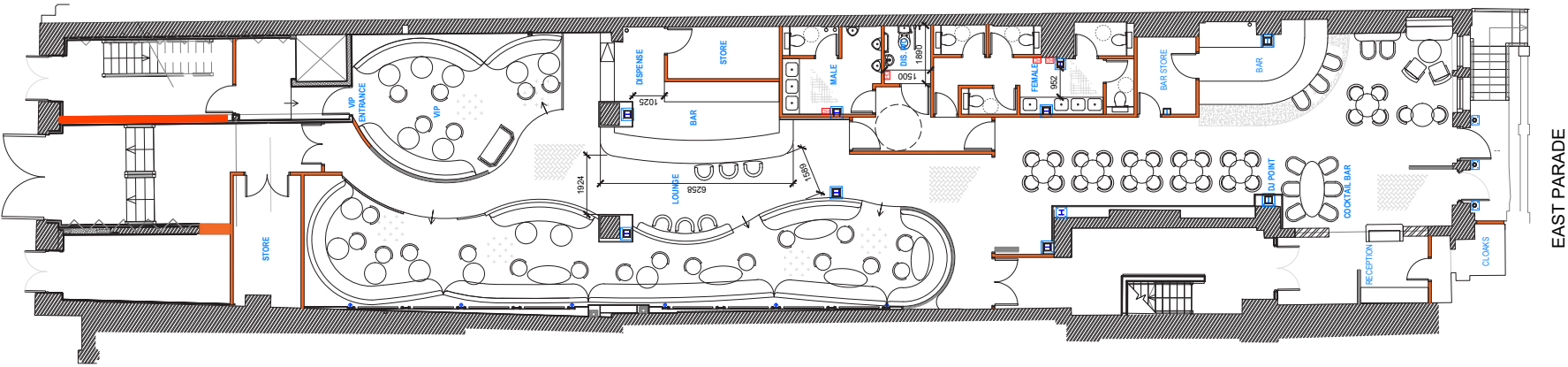
Floor Plans

A indicative layout of the floor shows a potential layout for a cocktail bar and nightclub, the below floor plans shows the current shell space.

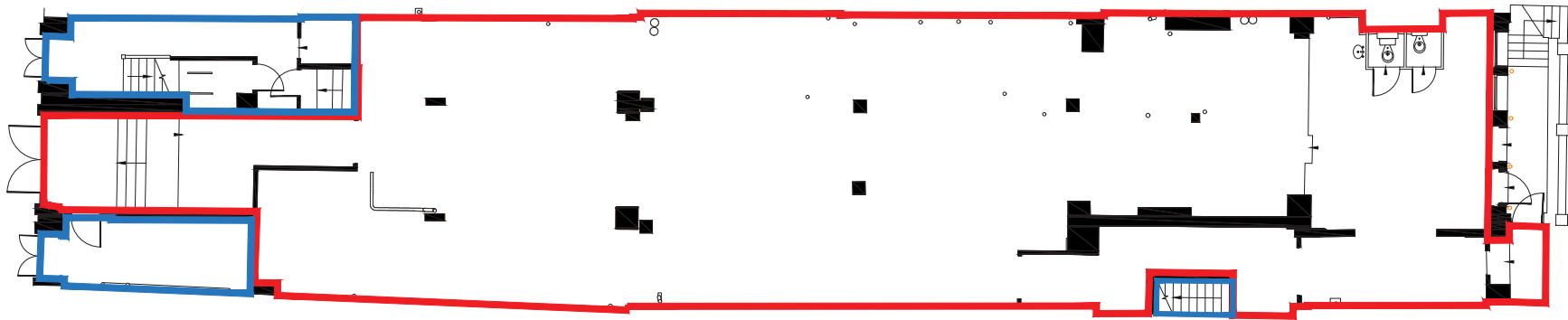
A4 Use Class / Sui Generis (Nightclub)

Circa gross area of 3980sqft

**Plans shown are indicative of potential layout and theme and will be subject to planning/construction information. Prospective tenants should request current drawings. Area is not inclusive of the entrance and stairs to the first floor terrace, which also serve the office space on the upper floors.*



Indicative Layout



Lower Ground Floor Plan GIA - 3980sqft

