A PROMINENT FREEHOLD MIXED-USE DEVELOPMENT OPPORTUNITY LOCATED OPPOSITE LEEDS TOWN HALL

19-21 EAST PARADE & THE FORMER JUBILEE HOTEL,
161-167 THE HEADROW,
LEEDS, LS1 2BH

UNLESS SOLD PRIOR

On the instructions of: R Murphy and C P Murfitt (acting as Joint LPA Receivers)
INVESTMENT CONSIDERATIONS

- Freehold
- Rare opportunity to purchase a large corner plot in Leeds city centre
- Situated on the junction of East Parade and The Headrow opposite Leeds Town Hall
- Comprises former Jubilee Hotel, office and retail space
- Potential for various re-development opportunities (subject to gaining necessary consents)
- Offers in excess of £1.5m are invited, subject to all existing tenancies, subject to contract

WWW.JUBILEEHOTELLEEDS.COM
Leeds is the regional capital of Yorkshire and the Humber which had a population of 751,500 persons in 2011 (Census data). The city is the largest financial services and legal centre outside of London, whilst Yorkshire is home to more plc headquarters than anywhere outside the South East. In the last two decades, the city has re-invented itself away from a manufacturing-base to a services-driven, 24 hour economy.

There are very good transport links to and from Leeds by both road, rail and air. Leeds Train Station is the third busiest outside of London in terms of passenger numbers. It provides direct links to London King Cross, with journey times of approximately two hours, whilst there are also direct connections by rail to cities including Manchester, Liverpool, Birmingham, Sheffield, Newcastle upon Tyne and Edinburgh. The extensive road network in and around Leeds city centre provides good access to the M1, M621 and M62 across the North and major cities including Sheffield and Manchester. Leeds Bradford Airport, from which there are a range of flights to most domestic and European destinations, can be found some 11.1 km (6.9 miles) north of the city centre.

Investment in Leeds is currently very strong, with Leeds City Council reporting approximately £7.35bn of commercial property schemes under construction/in the pipeline. Two notable retail schemes to complete recently include the Land Securities £350m Trinity Leeds development and the Hammerson £600m Victoria Gate development, which is situated on The Headrow. With office occupancy levels amongst the highest in Europe, there is currently 460,000 sqft of new space under construction in Leeds. Hotel construction was up by 72% in 2016, with four new hotel developments underway.

**TENURE**
Freehold.

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EXCELLENT COMMUNICATIONS

- Direct trains to London Kings Cross: 2 hours 02 minutes
- Direct trains to Manchester: 49 minutes
- To Leeds train station: 5 minute walk
- Leeds train station is the busiest in the North: 120,000 passengers per day
- Regional airport: Extensive road network
- 7 million people live within a 1 hr drive of Leeds city region

19-21 East Parade & The Former Jubilee Hotel, 161-167 The Headrow, Leeds, LS1 2BH

www.jubileehotelleeds.com
SITUATION
The subject is positioned on the junction of East Parade and The Headrow, opposite the Town Hall in Leeds city centre. Other civic buildings on The Headrow include the Leeds Central Library and Leeds Art Gallery. Being one of Leeds’s main shopping streets, major chains are also located on The Headrow, where some of the largest retail floorplates exist in the city, including Sports Direct, TK Maxx, Currys PC World and The Light retail and leisure centre. Leeds Train Station is a short 5 minute walk from the subject, whilst the extensive northern motorway network can be accessed quickly via the A58 (M) within 350 metres (0.2 mile). The Leeds General Infirmary, both Leeds Universities, Leeds’ Business District and the shops, restaurants/bars of the city centre are all within close reach of the subject.

In the vicinity of the property the office spaces of 6 East Parade, Minerva (29 East Parade) and Yorkshire House (26 East Parade) have all undergone recent refurbishment, whilst 1 East Parade is an office space currently being refurbished.

Other recent development in the vicinity includes the Dakota Deluxe Hotel which opened on Greek Street in 2016 and the redevelopment of Pearl Chambers (South Parade), No.5 South Parade and the Mansio Suites (The Headrow) to residential flats.

DESCRIPTION
The subject comprises two separate freehold properties of varying storeys. Please refer to the legal note in the data room in relation to the titles.
This property comprises a traditional stone built corner building, over 3 storeys beneath a pitched roof. The property benefits from two road frontages and consists of 4 individual retail units at ground floor level with office space above. Please refer to the tenancy schedule for property specific information.

Formerly known as the Jubilee Hotel, this property comprises a Grade II Listed corner building, over 5 storeys beneath a predominantly pitched slate tiled roof. Both properties are situated in the Leeds City Centre central conservation area.
# TENANCY SCHEDULE

<table>
<thead>
<tr>
<th>Unit/Description</th>
<th>Tenant</th>
<th>Demise (Use)</th>
<th>Area NIA (sq m / sq ft)</th>
<th>Terms of lease From-To</th>
<th>Next Review (frequency)</th>
<th>Break clause (T/L/M)</th>
<th>Current Rent £ pa exclusive</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>161 The Headrow</td>
<td>Vacant</td>
<td>Ground Floor Retail, First Floor Ancillary, Second Floor Ancillary</td>
<td>123.46 / 1,329</td>
<td>- -</td>
<td>-</td>
<td>-</td>
<td>£nil</td>
<td>Former Craggs unit.</td>
</tr>
<tr>
<td>21 East Parade</td>
<td>Masoud Khatonbhadi t/a Bellisimo</td>
<td>Ground Floor Retail</td>
<td>29.54 / 318</td>
<td>01/07/2016 - 30/07/2021</td>
<td>-</td>
<td>6 monthly (M)</td>
<td>£14,000</td>
<td>Lease outside of L&amp;T Act.</td>
</tr>
<tr>
<td>20 East Parade</td>
<td>Professional Recruiters Ltd</td>
<td>First Floor Office</td>
<td>56.67 / 610</td>
<td>24/07/2016 - 23/07/2021</td>
<td>N/a</td>
<td>6 Monthly (M)</td>
<td>£6,500</td>
<td>Lease outside of L&amp;T Act.</td>
</tr>
<tr>
<td>20 East Parade</td>
<td>Vacant</td>
<td>Second Floor Office</td>
<td>89.18 / 960</td>
<td>- -</td>
<td>-</td>
<td>-</td>
<td>£nil</td>
<td>Available to let short term.</td>
</tr>
<tr>
<td>19a East Parade</td>
<td>Vacant</td>
<td>Ground Floor Retail</td>
<td>53.23 / 573</td>
<td>- -</td>
<td>-</td>
<td>-</td>
<td>£nil</td>
<td>Former nail bar.</td>
</tr>
<tr>
<td>19 East Parade</td>
<td>Vacant</td>
<td>Ground Floor Retail</td>
<td>81.47 / 877</td>
<td>- -</td>
<td>-</td>
<td>-</td>
<td>£nil</td>
<td>Former RTTA Unit.</td>
</tr>
<tr>
<td>19 East Parade</td>
<td>Vacant</td>
<td>FF Office SF Office</td>
<td>120.77 / 1,300</td>
<td>- -</td>
<td>-</td>
<td>-</td>
<td>£nil</td>
<td>Former RTTA Unit.</td>
</tr>
</tbody>
</table>

**Totals**

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<tr>
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<tr>
<td></td>
<td>554.32</td>
<td>5,967</td>
<td></td>
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<td></td>
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<td></td>
<td><strong>£20,500</strong></td>
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</tbody>
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<tbody>
<tr>
<td>Jubilee Hotel</td>
<td>Fellmore Ltd</td>
<td>Base Ancillary</td>
<td>354.51 / 3,816</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Rent shown as at 15/12/2015 – tenant remains in occupation but not trading. Rent is not currently being received. Please refer to the legal note on the final page.</td>
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<tr>
<td></td>
<td></td>
<td>GF Club</td>
<td>195.46 / 2,104</td>
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<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>FF Club</td>
<td>148.82 / 1,602</td>
<td>16/12/2010 - 15/12/2025</td>
<td>Annual</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>SF Club/Office</td>
<td>148.82 / 1,602</td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td>TF Offices</td>
<td>148.82 / 1,602</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>FF Flat/Store</td>
<td>124.95 / 1,345</td>
<td></td>
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</tr>
</tbody>
</table>

**Totals**

|                      | 1,121.38 | 12,071 | **£149,051** |

**PLANNING**
The local planning office is at: Leeds City Council, Calverley Street, Leeds LS1 1UR T: 0113 222 4409

**ADDITIONAL INFORMATION**
Please refer to the dedicated website for further information: www.jubileehotelleeds.com

**ENERGY PERFORMANCE CERTIFICATES**
EPCs available to download/view from the data room

**VIEWING INFORMATION**
The property will be subject to block viewing arrangements. Should you wish to view please contact the office to register your interest.
The property will be subject to block viewing arrangements. Please contact the Leeds office to register your interest.

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TO BE OFFERED AT THE ALLSOP COMMERCIAL AUCTION TUESDAY 17TH OCTOBER 2017
UNLESS SOLD PRIOR

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