



# Leonardo's

## To Let

## Rental Offers Invited

Leonardo's, 22 Princes Dock Street, Hull, East Riding of Yorkshire, HU1 2JX

### AT A GLANCE

- Excellent City Centre Location
- Prominent Frontage in High Footfall Area
- Commercial Kitchen
- Available on Brand New Free of Tie Lease
- Opposite Princes Quay Shopping Centre & Entertainment Venue
- Extensive Upper Floor Accommodation
- Three Storey Property
- Trading Area for 60 covers (approx)
- Nil Premium

### Viewing And Further Information

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## PROPERTY

Leonardo's is a three-storey end of terrace property of brick elevations beneath pitched tiled roofs. The property briefly comprises a single ground floor trading area with timber bar servery and a range of loose and upholstered perimeter seating proving approximately 60 covers in total. Ladies and Gents W.C.s are located to the back of the trade area. The property has a compact commercial 'open' kitchen.

The property benefits from a ground floor beer cellar and bottle store, with prep kitchen and fridge store to the rear.

The domestic accommodation is located on the upper floors and briefly comprises:

First Floor - a fridge/freezer store room, staff W.C. Lounge, Office, Bedroom and Refitted Domestic Kitchen

Second Floor - Five Bedrooms and store room housing boiler and water tank.

To the exterior, the pub has a small yard to the rear. The venue did utilise a paved outside terrace overlooking Princes Quay, which is situated over the road. We understand this area was leased from the Council at an annual rent in the region of £7,000.

## PLANNING

The local authority is Kingston upon Hull.

We are advised that the property is Grade II Listed, (List Entry Number: 1218865); is situated in the Old Town Conservation Area and is within a flood zone.

## UTILITIES

We understand all mains services are connected.

## MEASUREMENTS

The total site area is approximately 0.059 acres and the ground floor footprint (GEA) extends to 2,574 ft<sup>2</sup>. Measurements are taken from digital mapping and are approximate.



## THE BUSINESS

Our client is not in occupation and therefore no trading information or historical accounts are available. The property previously traded as a popular city centre Bistro - Bar offering a European-British menu. The venue has a good catering kitchen with the potential for an exciting food offering. There is a tremendous amount of potential here to be utilised by the right operator.

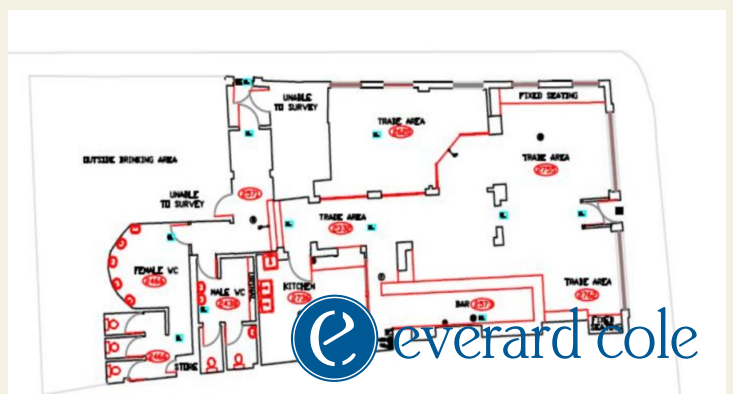
## RATES & CHARGES

The Rateable Value (from 1st April 2023), of Leonardo's has been assessed as £32,250.

## TENURE

All offers are invited for a new Free of Tie commercial lease. The new lease will be either 10 or 20 years, on a Fully Repairing and Insuring basis with 5 yearly upward only reviews and annual RPI increases.

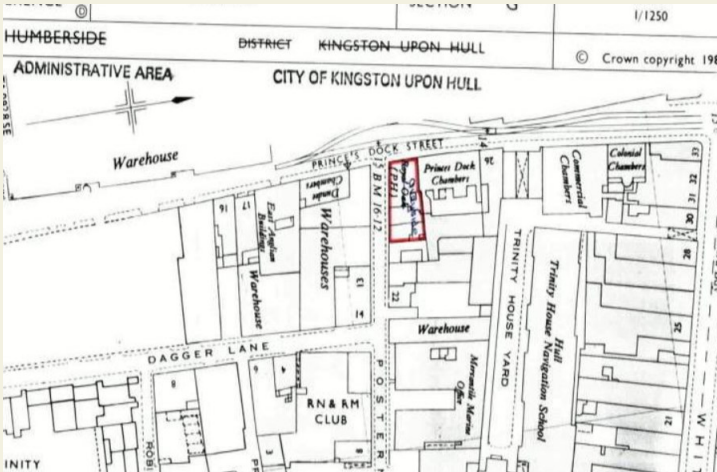
The Lease may be assigned after the end of the first two years. Deposit - The equivalent of three months' rent is required as a deposit. Interest is payable upon this.





## LOCATION

Leonardo's is located on Princes Dock Street in the centre of Hull. The property is located opposite the Princes Quay floating shopping centre and entertainment venue, which boasts 6 million footfall per annum. The area is home to a number of competing corporate and independent bars and restaurants, including a new Reds True BBQ BrewDog, Nandos, Furley & Co, Bar 82, Ask, The Mission and Pizza Express amongst others. Hull, is a port city and unitary authority in the East Riding of Yorkshire. It lies upon the River Hull at its confluence with the Humber Estuary, 25 miles inland from the North Sea, 50 miles east of Leeds, 34 miles south-east of York and 54 miles north-east of Sheffield. With a population of 259,778 (mid-2019 est.), Hull is the fourth-largest city in the Yorkshire and the Humber region.



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