



Editor's Draught

88 Wellington Street, Leeds, LS1 4LT

Tenure: Leasehold

Price: Nil premium

Ref: 96564

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Prime Leeds city centre location
- Ground floor trade area (100)
- Function room (40)
- Sizeable trade kitchen
- Two bedroom owners' accommodation
- New lease available

Location

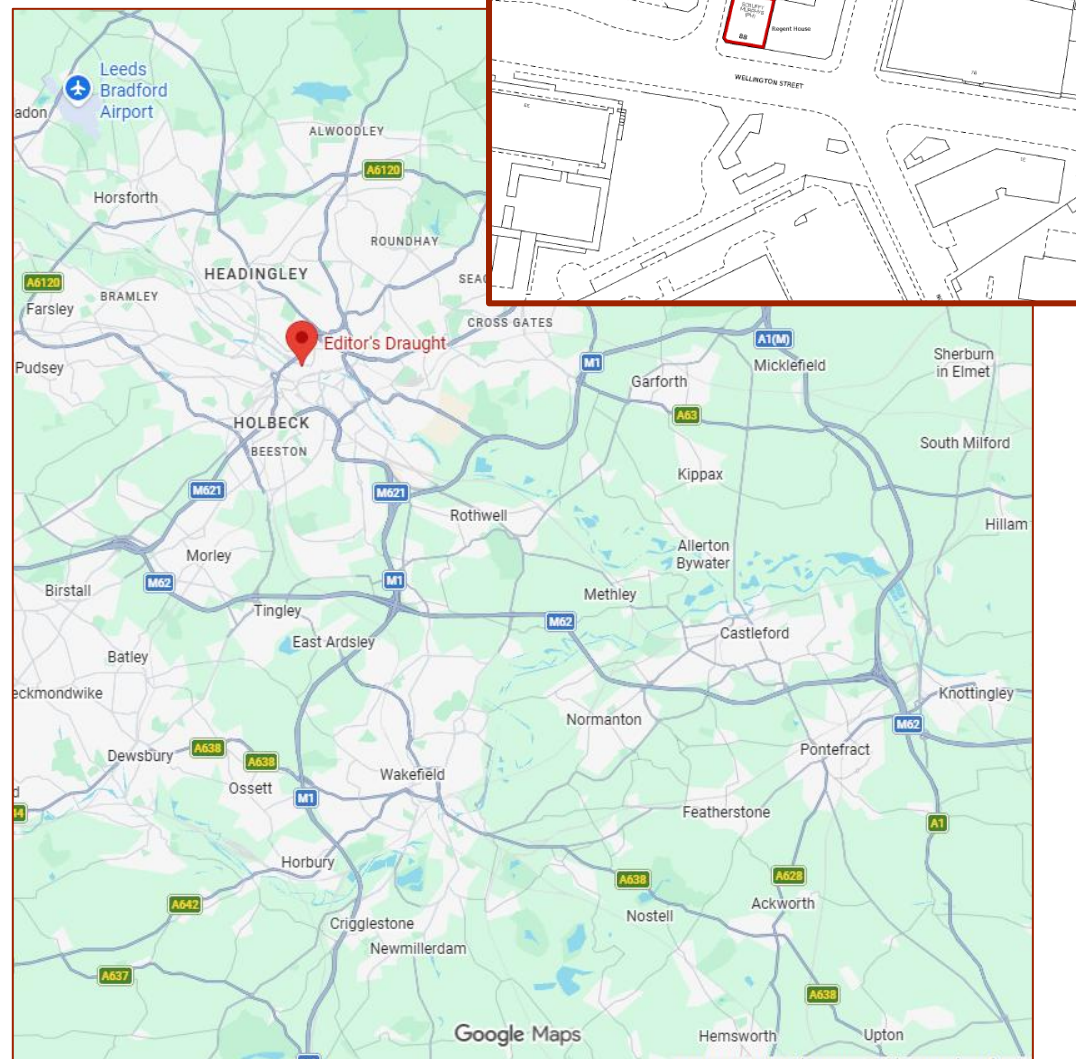
Leeds is a vibrant city and the unofficial capital of Yorkshire, serving as a major northern hub. The city blends striking Victorian and Neo-Gothic architecture with a world-class food, shopping and nightlife scene. Leeds has multiple attractions including museums, Victorian arcades and the vibrant Granary Wharf and Leeds Docks waterfront areas.

The property lies on the corner of Wellington Street and Little Queen Street in a prime location serving the city's office/business district. The business faces Wellington Place, a 1,500,000 sq ft retail and office development.

Leeds is served by the M621 motorway and offers easy access to the national motorway network, including the M1 and M62. Leeds train station, which is approximately one mile from the property, is the busiest station outside London and rail services run nationwide.

The Property

The property occupies a corner plot and is set over three-storeys (plus basement). It is of brick construction and has approximately 7,685 sq ft of floor space. The property is not listed but does fall within the Leeds City Centre Conservation Area. It comprises:



Trade Areas

GROUND FLOOR:

ENTRANCE VESTIBULE leading to a split-level MAIN BAR AREA with a well-equipped, wood constructed BAR SERVERY with back bar and dumb waiter, plus a WASH-UP AREA. The trade space has a rustic yet modern interior with exposed brick, tile and mural wall décor and booth and loose seating for 100.

DISABLED ACCESS TOILET and LADIES' TOILETS. SERVICE STAIRWAY.

FIRST FLOOR

FUNCTION ROOM/ADDITIONAL TRADE SPACE with wood and tile flooring, bar servery and loose seating for 40.

TRADE KITCHEN which is of a good size and has Altro nonslip flooring, a hood canopy and a selection of catering equipment and appliances. REFRIGERATION ROOM and separate POT WASH ROOM.

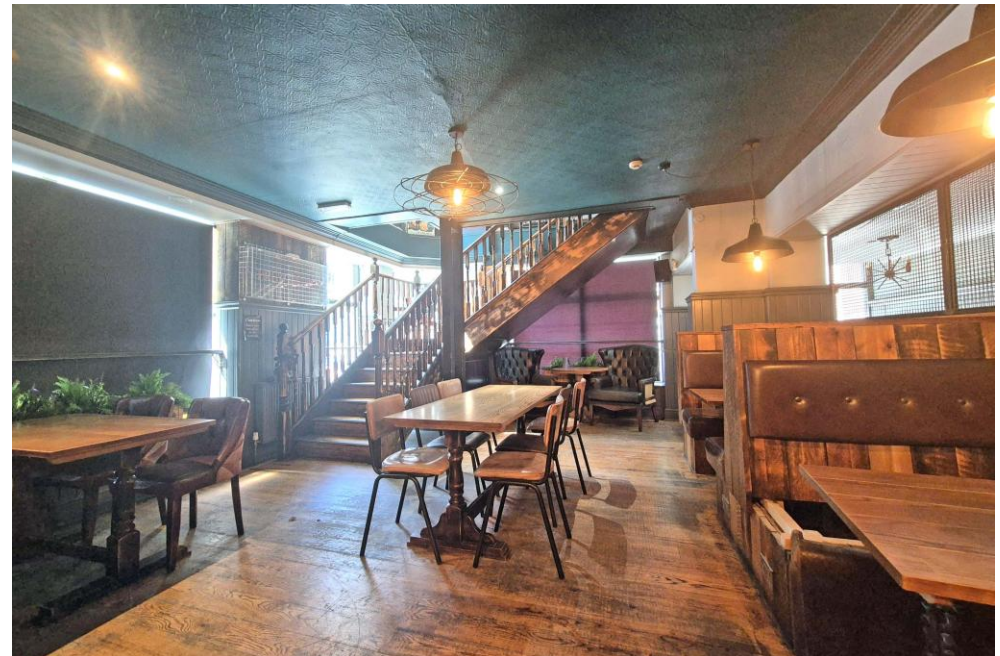
GENTLEMEN'S TOILETS.

CELLAR to basement which features multiple STOREROOMS, a KEG ROOM and a BEER DROP.

Owners' Accommodation

SECOND FLOOR

Comprising: spacious LOUNGE, KITCHEN, ONE SINGLE & ONE DOUBLE BEDROOM, two good size STOREROOMS, a WC and a separate SHOWER ROOM.



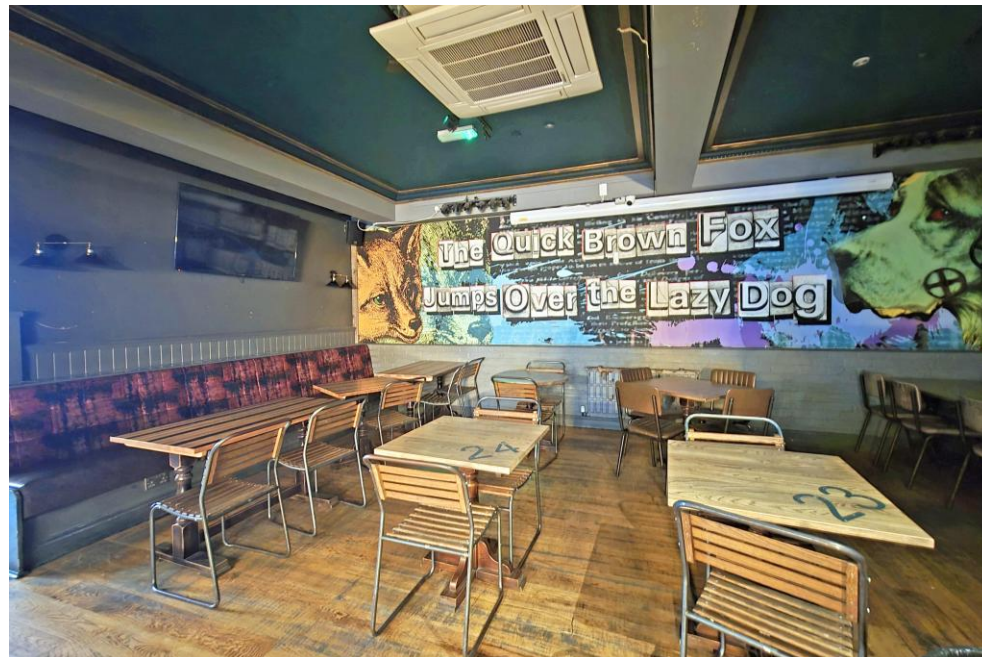
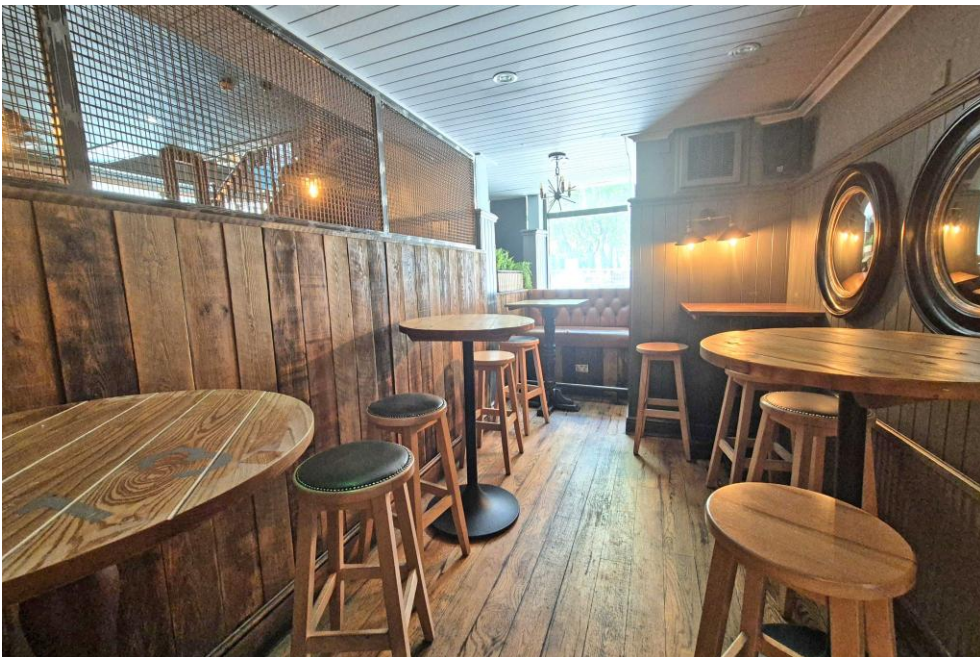


The Business

The Editors Draught is currently closed, but this turnkey business offers a fantastic opportunity for an experienced and energetic operator or chef team to build a fast-paced, day-to-night trade in a high footfall area. This could be done by stocking premium and cask ales, offering entertainment and providing an extensive food service.

The property includes comfortable living accommodation.

We are advised that turnover for the year ended 2024 were in the region of £766,000, whilst the year ended 2025 showed a turnover of £620,000. Limited trading information is available but can be shared upon request and with the consent of our clients.





Licences

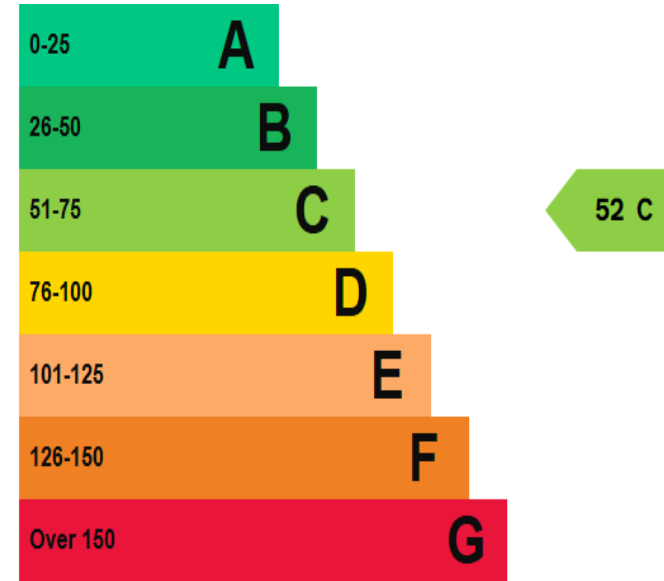
We are advised that a Premises Licence is held, although the agent has not had sight of this.

Services

All mains services are connected.

Rateable Value: £63,500.

Local Authority: Leeds City Council.





Tenure & Price

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LEASEHOLD	Nil premium .
TERM	New 10-15 year lease
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance.
RENT	£85,000 per annum.
RENT REVIEW	5 year open market rent reviews
REPAIR LIABILITY	Full repairing and insuring lease.
FIXTURES AND FITTINGS	Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair)
TIE	Free-of-tie.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will be payable on the rental payments



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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.