36

36 The Headrow Leeds City Centre

LS1 8EQ

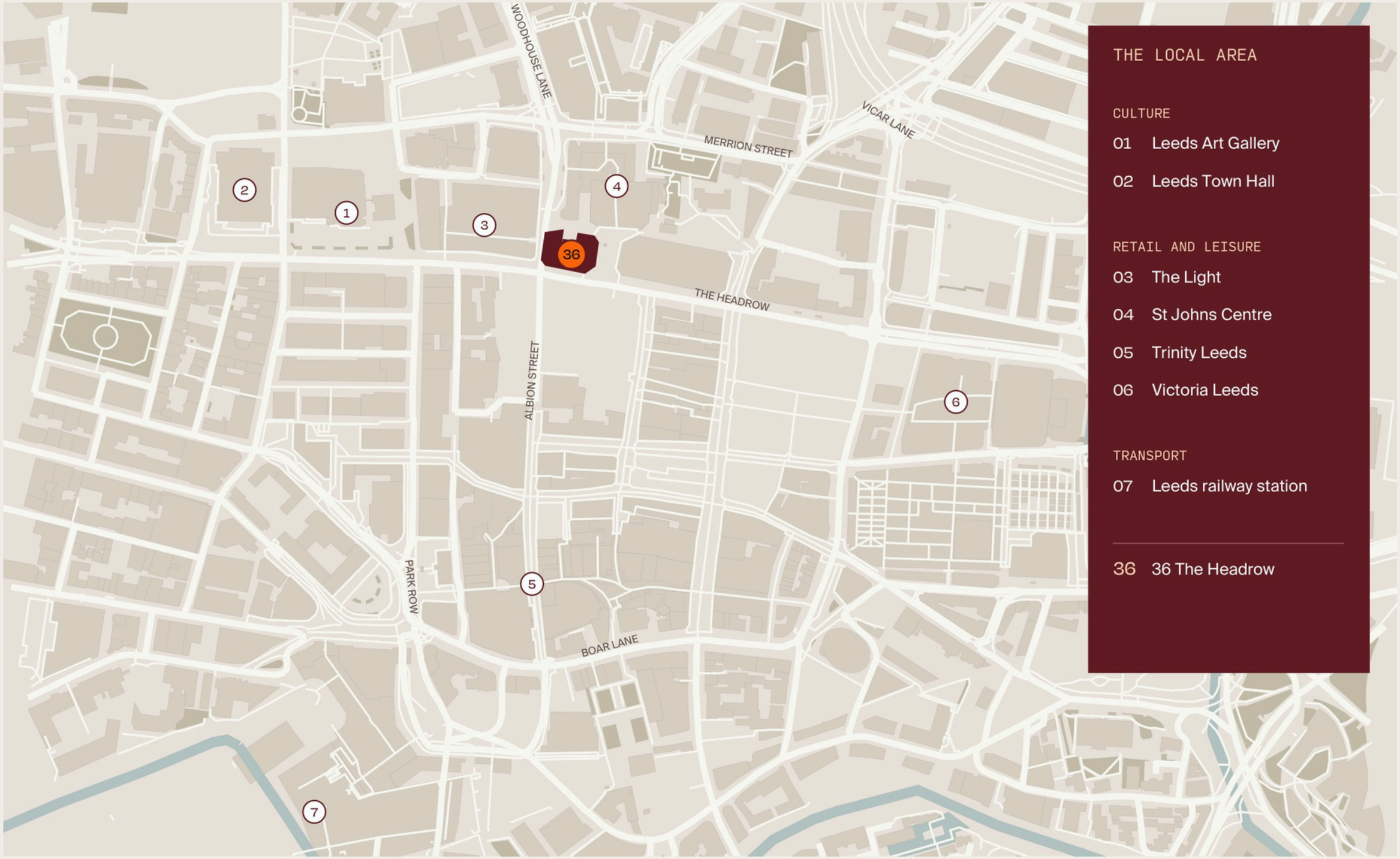
Coffee and Retail Opportunity

Approx 2,079 sq ft

MIXX Retail



Arts, culture and leisure



THE LOCAL AREA

CULTURE

01 Leeds Art Gallery

02 Leeds Town Hall

RETAIL AND LEISURE

03 The Light

04 St Johns Centre

05 Trinity Leeds

06 Victoria Leeds

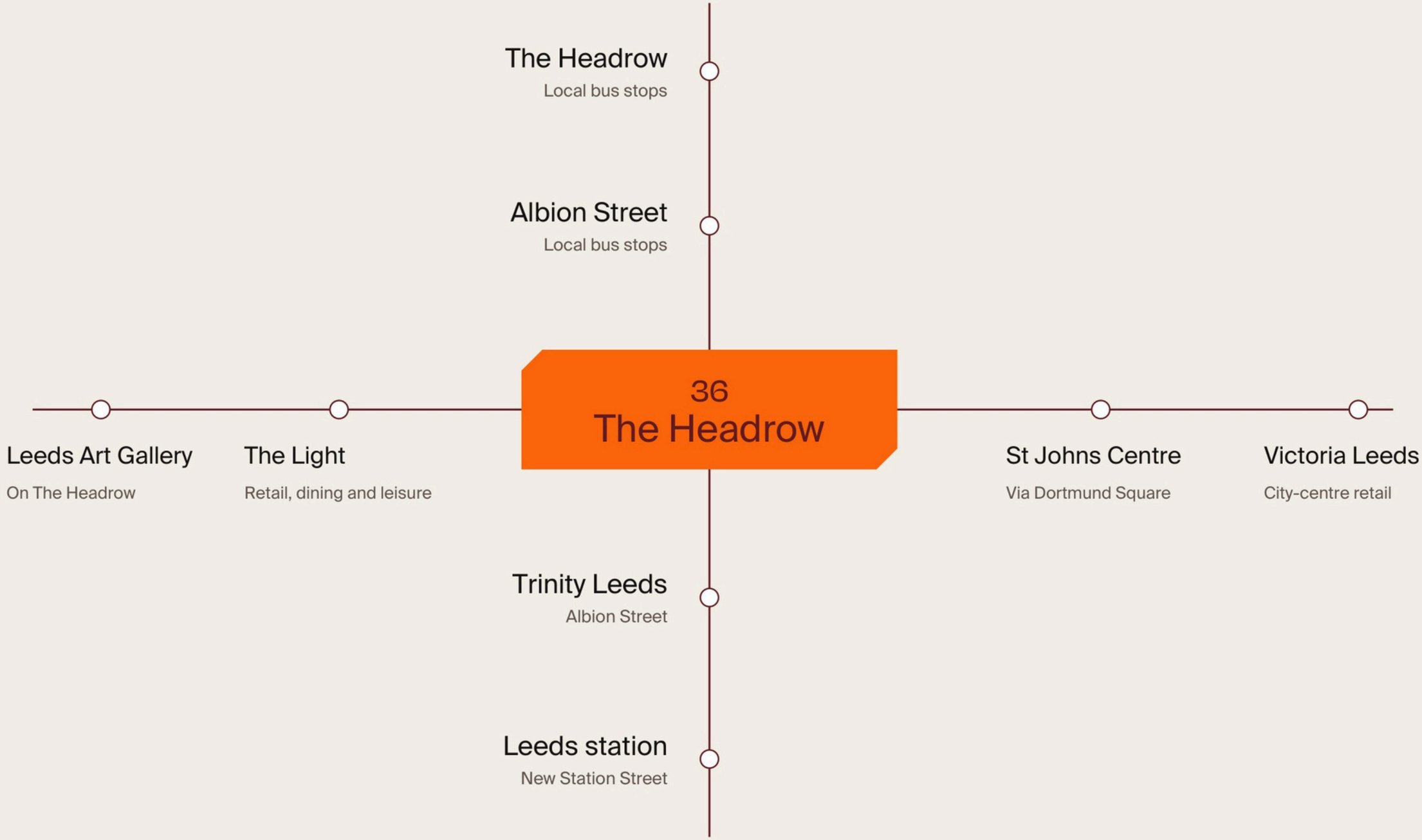
TRANSPORT

07 Leeds railway station

36 36 The Headrow

© OpenStreetMap contributors. Locations are indicative. Walking times are not shown.

Superb connectivity



This diagram shows city-centre connections and is not to scale. For current routes and service times, use WY Metro and National Rail.

A distinctive city centre address



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The coffee space is shown on the supplied plan. Final letting details are to be confirmed.

A landmark address in the heart of Leeds.

At the corner of Albion Street, opposite Dortmund Square, the building combines offices above with retail at street level.

MCR is retaining its commercial use and plans a comprehensive refurbishment of the vacant upper floors.

THE BUILDING

Completed in 1955
Red brick and Portland stone
Office and retail use

Availability table

SPACE	FLOOR	SQ FT	SQ M	CONDITION
Coffee space	Ground*	2,079 approx.	193.1*	To confirm

Area shown on supplied drawing

The drawing labels the coffee shop as 193.1 sq m. The sq ft figure is an approximate conversion. The final measured letting area and demise remain to be confirmed.

LETTING DETAILS

Rent	To be confirmed
Lease / term	To be confirmed
Availability / handover	To be confirmed

* The drawing's 00-level room references identify the ground floor. All areas, the floor designation and the letting boundary are subject to confirmation and final measurement.

Coffee space

Ground floor

AREA ON DRAWING

193.1 m²

Approx. 2,079 sq ft

PLAN KEY

- Coffee space
- Walls and columns
- Ramp and landings

Indicative layout traced from the supplied ground-floor drawing. The final letting boundary, access works and inclusion of the WC and back-of-house space are to be confirmed.

NOT TO SCALE



Retail

interior



Proposed coffee shop

Computer-generated image

layout



Proposed retail layout

Computer-generated image

ISOMETRIC VIEW

Café concept

The counter runs along one wall, leaving the centre of the café open for tables.

Curved banquettes provide seating around the edges of the room.

An illustrative fit-out. Furniture and finishes are subject to agreement.

Arrival and access

Ground floor

The coffee space sits beside the building's main entrance and lift lobby.

SOURCE DRAWING

The plan shows proposed entrances and changes in level. Access arrangements, servicing and the letting boundary require confirmation.



NOT TO SCALE

Plan key

1. Coffee space
2. Main entrance
3. Lift lobby
4. Accessible WC
5. Back of house
6. Proposed entrance

Inclusion of the WC and back-of-house space in the letting is to be confirmed.

Building reception



Proposed reception at 36 The Headrow

Computer-generated image

Retail frontage



The Headrow and Albion Street. Existing building and street frontage. The final coffee-space frontage and signage rights are to be agreed.

Contact

MIXX Retail

MCR Property Group
Commercial property enquiries

0161 274 3330
mcrproperty.com/contact

36 The Headrow
Leeds
Retail and coffee opportunity

193.1 sq m
Approximately 2,079 sq ft
As labelled on the supplied drawing

A city-centre address

Part of a commercial building combining ground-floor retail and offices above. A new chapter in Leeds with MIXX Retail.

Pricing

TERM

Lease terms to be confirmed.

RENT AND CHARGES

Rent, service charge and VAT to be confirmed.

LEGAL COSTS

Responsibility for costs to be agreed.

PERMITTED USE

Planning and permitted use to be confirmed.

EPC

Rating and certificate to be confirmed.

BUSINESS RATES

Rateable value and rates payable to be confirmed.

Draft marketing particulars, subject to inspection, measurement and contract. Plans are indicative and do not establish the letting boundary. CGIs illustrate the proposed interiors. Postcode and unit address are to be confirmed.

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Sources include MCR Property Group, Visit Leeds, St Johns Centre, Network Rail and OpenStreetMap contributors. Coffee-space area from the supplied drawing. November 2026.