



290 Kirkstall Road, Leeds, LS4 2DN  
**£3,333 Per month**



Prominent Grade II Listed Café/Bar Opportunity – Kirkstall Road, Leeds

Situated on the busy A65 Kirkstall Road, directly opposite Cardigan Fields Retail Park, this attractive period property offers a rare opportunity to lease the ground floor commercial space with basement. Formerly part of the Rising Sun Public House, the premises benefit from existing planning consent for use as a coffee bar/lounge, with potential for a variety of other uses (STP).

- Prime Kirkstall Road location – Opposite Cardigan Fields
- Potential for alternative uses (STP) – café, bar, deli, retail, creative workspace
- Surrounded by major leisure, retail & residential schemes
- Approx. 1,948 sq ft ground floor plus 1,947 sq ft basement
- Rear courtyard area with potential customer seating
- Character features including curved bar, large feature staircase & period detailing

