



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

HIGH PROFILE PUBLIC HOUSE IN MAIN ROAD POSITION

**THE DRYALTERS, ELLAND ROAD, LEEDS,
WEST YORKSHIRE, LS11 8AX**

510m² (5,488 sq. ft)



- Single storey public house with first floor accommodation
- Strategically well located on main A6110 Elland Road less than 4 miles from Leeds city centre
- Within walking distance of Elland Road Football Stadium (home to Leeds United) and close proximity to White Rose Shopping Centre

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For Enquiries call
0113 234 8999



Location

The Drysalters has a substantial frontage to Leeds Ring Road known as Elland Road being a continuation of the Outer Ring Road. The A6110 is a very busy highway which links Junction 1 of the M621 with Junction 28 of the M62 (Tingley). The property also provides access to Millshaw Park Industrial Estate, White Rose Office Park and White Rose Shopping Centre.

The property is close to Junction One Retail Park whose occupiers include B&Q, B&M, The Food Warehouse, Burger King and Starbucks as well as being within walking distance of Elland Road Football Stadium (which is shortly to be significantly extended).

Description

The property comprises a brick built public house occupying a site of approximately 0.56 acres and having significant frontage to A6110 (Ring Road) Elland Road.

The building comprises a large predominantly single storey public house with extensions to the front and side; a first floor flat plus cellar.

Externally there is a small area of landscaping and car parking for 53 vehicles including disabled.

Accommodation

Ground floor 315.40m² (3,395 sq. ft)
Comprising main drinking areas, conservatory restaurant area, toilet facilities, kitchen bar area, store and office.



Basement/cellar 101.66m² (1,091 sq. ft)
Comprising beer store, beer cellar, store with barrel drop etc.

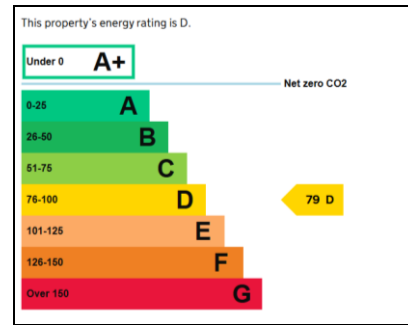
First floor 93.09m² (1,002 sq. ft)
Living accommodation comprising 3 bedrooms, living room, shower room, kitchen etc

Gross Internal Floor Area 509.85m² (5,488 sq. ft)

Services

We understand the property benefits from mains services including water, sewer drainage and electricity. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

EPC



Non Domestic Rating

We are advised the premises are currently assessed with a Rateable Value of £13,000.

The Uniform Business Rate for 2026/27 for properties with assessments below £51,000 is 43.2p in the £.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds Council Tel: 0113 222444.

Lease Terms

The property is offered to let by way of a new full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

Rent

£75,000 per annum.

The rent is payable quarterly in advance by direct debit/standing order plus the site service charge.

VAT

All rents are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 3818/A/M
Amended May 2026

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.