

UNIT C  
BOND STREET  
LEEDS LS1 5AA

PINNACLE  
LEEDS



# PRIME RETAIL & LEISURE OPPORTUNITY

3,660 SQ FT ♦ 2 TRADING FLOORS





# WHY PINNACLE



This double fronted unit sits prominently on Bond Street - the extremely busy pedestrian link between Leeds' Retail and Office areas.

Occupiers in the immediate vicinity include Gourmet Burger Kitchen, Starbucks, Trinity Kitchen and Cosy Club among others.



CAFFÈ  
**NERO**

**COSY CLUB**



Bill's



**TESCO**

**GOURMET  
BURGER  
KITCHEN**



Superdrug

OLIVER  
BONAS

PÂTISSERIE  
VALERIE  
Est. 1926

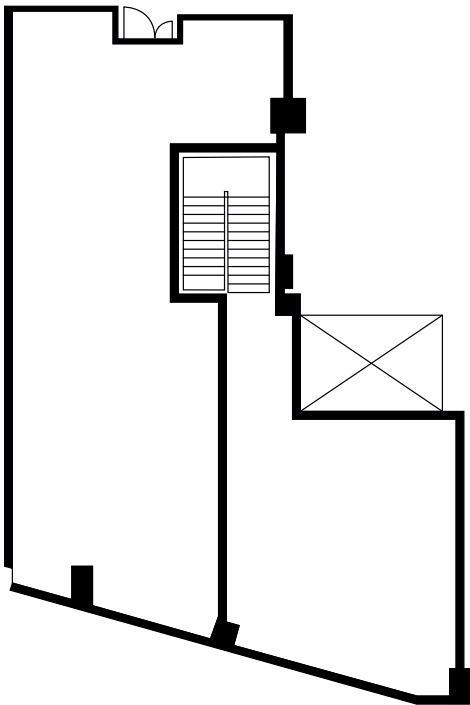
**8.85m  
Footfall**  
170,000  
per week

Opposite Trinity  
Leeds shopping  
centre entrance

**2 Trading  
Floors**

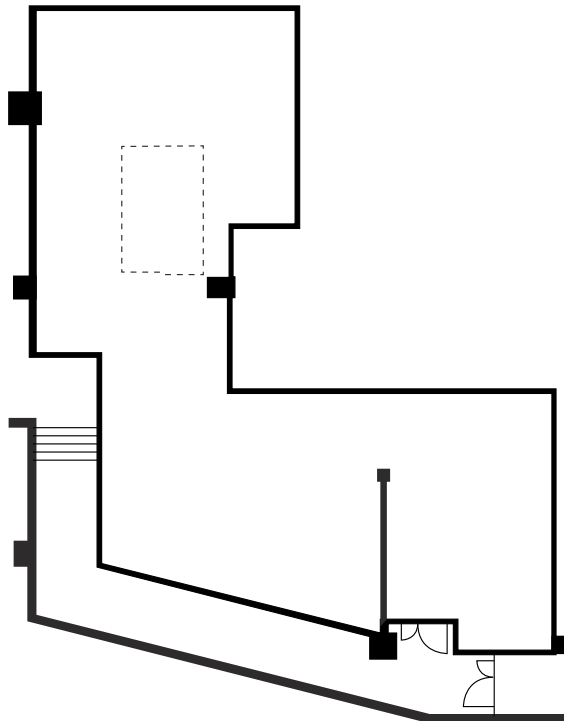
## GROUND FLOOR

1,860 SQ FT (172 SQ M)



## BASEMENT

1,800 SQ FT (167 SQ M)



## LEASE

Available on a new lease, terms to be agreed

## RENTAL

Upon application

## VIEWING

Available for immediate occupation

## RATEABLE VALUE

Unit yet to be assessed for rateable value

## SERVICE CHARGE

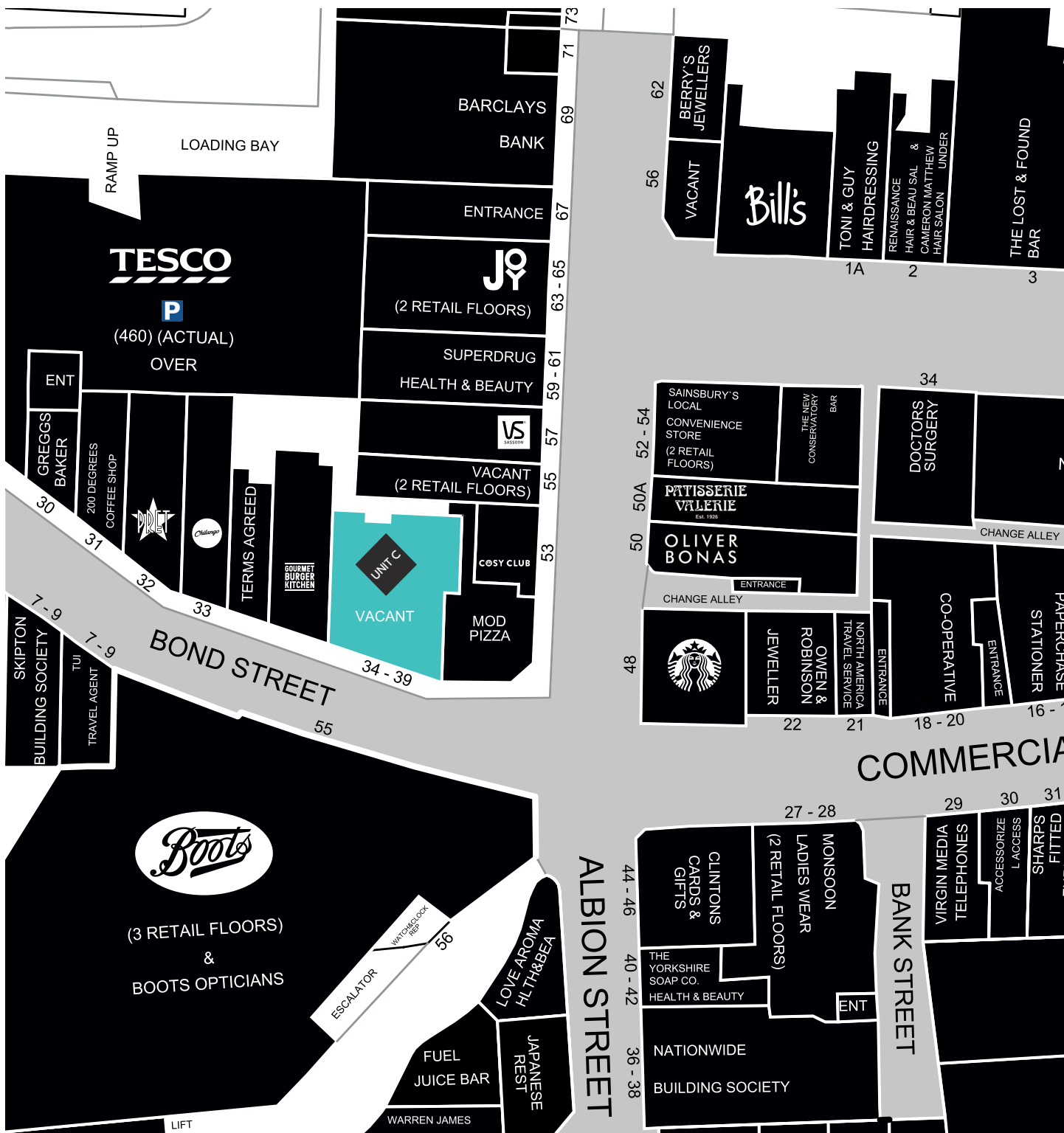
The current service charge is approximately £10,065 per annum

## EPC RATING

An EPC is available upon request

FLOOR	SQ FT	SQ M
Ground	1,860	172
Basement	1,800	167
Total	3,660	339





# PINNACLE

## LEEDS

## CONTACT



**Josh Howe**  
0113 220 1239

**Steve Henderson**  
0113 220 1206



**Tom Hodgson**  
0113 220 1133

**Richard Shuttleworth**  
0113 203 1132



**Mark Proudlove**  
0113 388 4859

## ALBIONSTREET-LEEDS.CO.UK

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