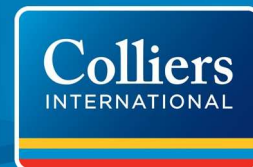


SUBJECT TO VACANT POSSESSION PRIME UNIT TO LET- NEW LEASE

Leeds – 12a Albion Place, LS1 6JF



> Pedestrianised prime retail location

> Adjacent to Snow & Rock and The Body Shop

> High pedestrian footfall

LOCATION

The property is located in a prime position on Albion Place, a pedestrianised retail pitch in the heart of Leeds City Centre.

The subject unit is adjacent to Snow and Rock and The Body Shop. Other national multiple retailers nearby include Pret, Hotel Chocolat, Barber Barber and the Café Nero.

ACCOMMODATION

Accommodation is as follows:

| | | |
|--------------|--------------------|--------------------|
| Ground Floor | 57.97 sq m | 624 sq ft |
| First Floor | 48.31 sq m | 520 sq ft |
| Second Floor | 47.94 sq m | 516 sq ft |
| Total | 154.22 sq m | 1,660 sq ft |

TENURE

The unit is available by way of a new lease for a term to be agreed, subject to vacant possession.

RENT

£70,000 per annum exclusive on an effectively full repairing and insuring basis.

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

| | |
|-----------------|---------|
| Rateable Value: | £43,250 |
| UBR (2018/19) | 48.0p |
| Rates Payable: | £20,760 |

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC RATING

Energy Performance Certificate for the property is available on request.

CONTACT US

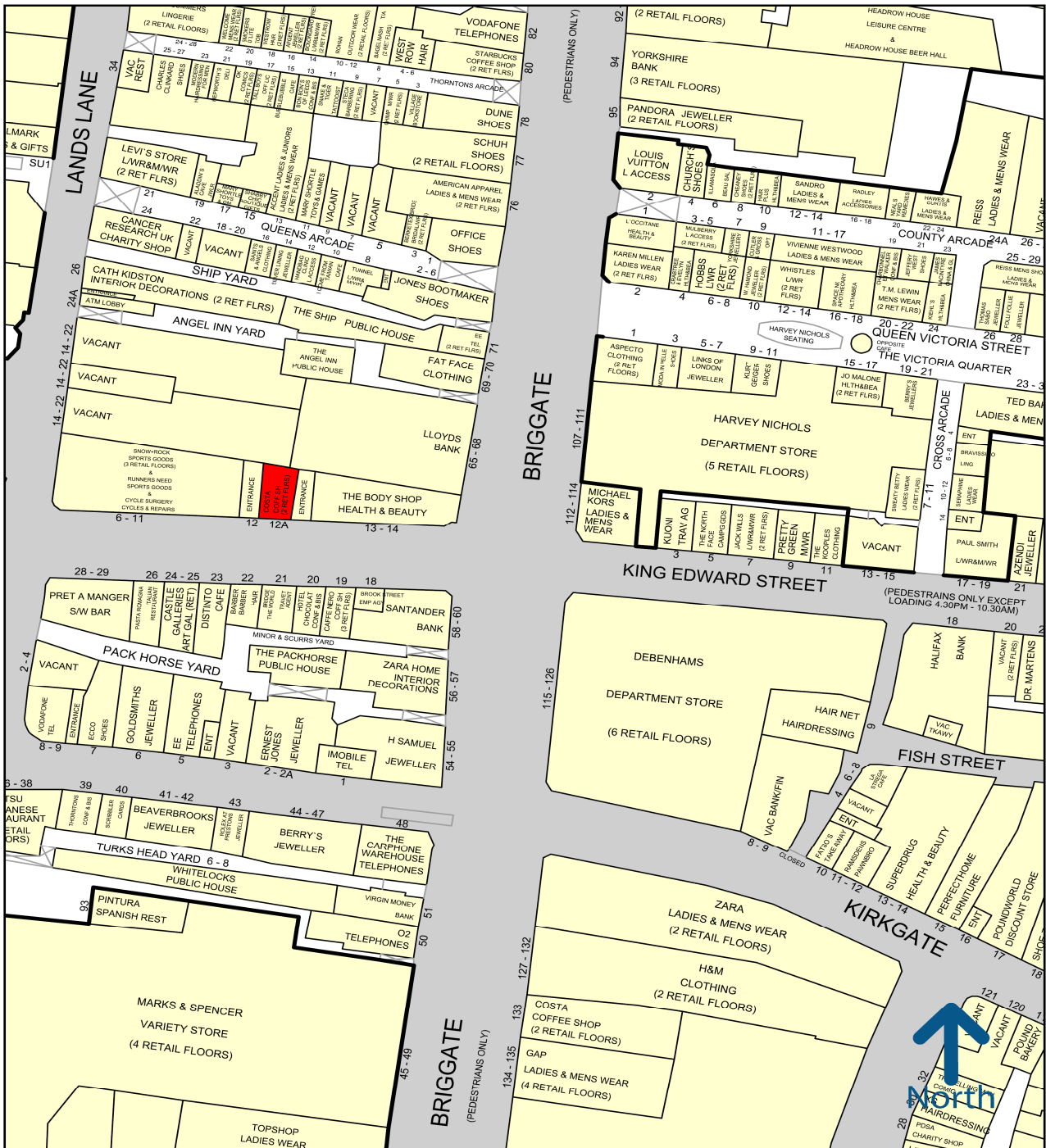
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