

# LEEDS

## Unit 1 & 2 The Cube, 119-121 Albion Street

### A1/A3 RETAIL/LEISURE UNIT - LEASE FOR SALE / TO LET



#### Location

The Property is situated on Albion Street, close to the junction with Merrion Street, adjacent to The Light and opposite the St Johns and Merrion Shopping Centre.

The Location forms an extension of the leisure pitch provided by The Light on the North of Albion Street, where retailers include **Tiger Tiger**, **Prezzo**, **Frankie & Benny's**, **Turtle Bay**, **Icestone Gelato** and **Yates**.

#### Rent

£110,000 per annum exclusive.

#### Tenure

The premises are available by way of assignment. The property is held on a 15 year Effective FRI lease which started on the 5 September 2017. Currently held at a passing rent of £110,000 per annum, to be subjected to RPI rent reviews on 7 September 2022 and 2027.

#### Service charge

The current on account service charge for 2019 is £2,070.

#### Accommodation

The property is a ground floor retail unit providing the following approximate floor area:

Ground Floor	4,722 sq ft	438.6 sq m
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#### Rates

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

Rateable Value	£140,000
Rates Payable	£ 70,560

*(Interested parties are advised to make enquiries with the Local Authority)*

#### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

#### EPC

Available upon request.

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