



ROB ALSTON
RETAIL

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**PRIME CITY
CENTRE SHOP
UNIT AVAILABLE**

**DUE TO
RELOCATION**

LEEDS

24-25 ALBION PLACE, LS1 6JS.

LOCATION

The property is situated in a prominent pedestrianized trading location in Leeds city centre. Albion Place is located just off Briggate and is home to a number of both specialist local and major multiple retailers together with a number of recently opened restaurant users.

DESCRIPTION

The property comprises a ground floor retail unit with basement sales/storage/staff accommodation. Nearby occupiers include **Prêt à Manger**, **Hotel Chocolat**, **Caffé Nero**, **Costa**, **Byron**, **Pizza Express** etc.

ACCOMMODATION

Ground Floor Internal Width	13'3" widening to 16' 9"	4.05m widening to 5.15 m
Shop Depth	44'7"	13.63 m
Sales Area	643 sq ft	59.7 sq m
Basement Sales/Store/Staff	563 sq ft	52.3 sq m

LEASE

The property is held by way of a lease expiring on 30th August 2021 at a passing rental of **£77,500 per annum** exclusive with no further rent review until expiry.

ASSIGNMENT TERMS

Offers are invited for the leasehold interest.

RATES

Rateable Value 2017	£40,000
Rates Payable 2017/18 UBR 47.9p	£19,160 pa

VIEWING

Strictly by prior appointment with **ROBERT ALSTON** (07768 650446)

EPC

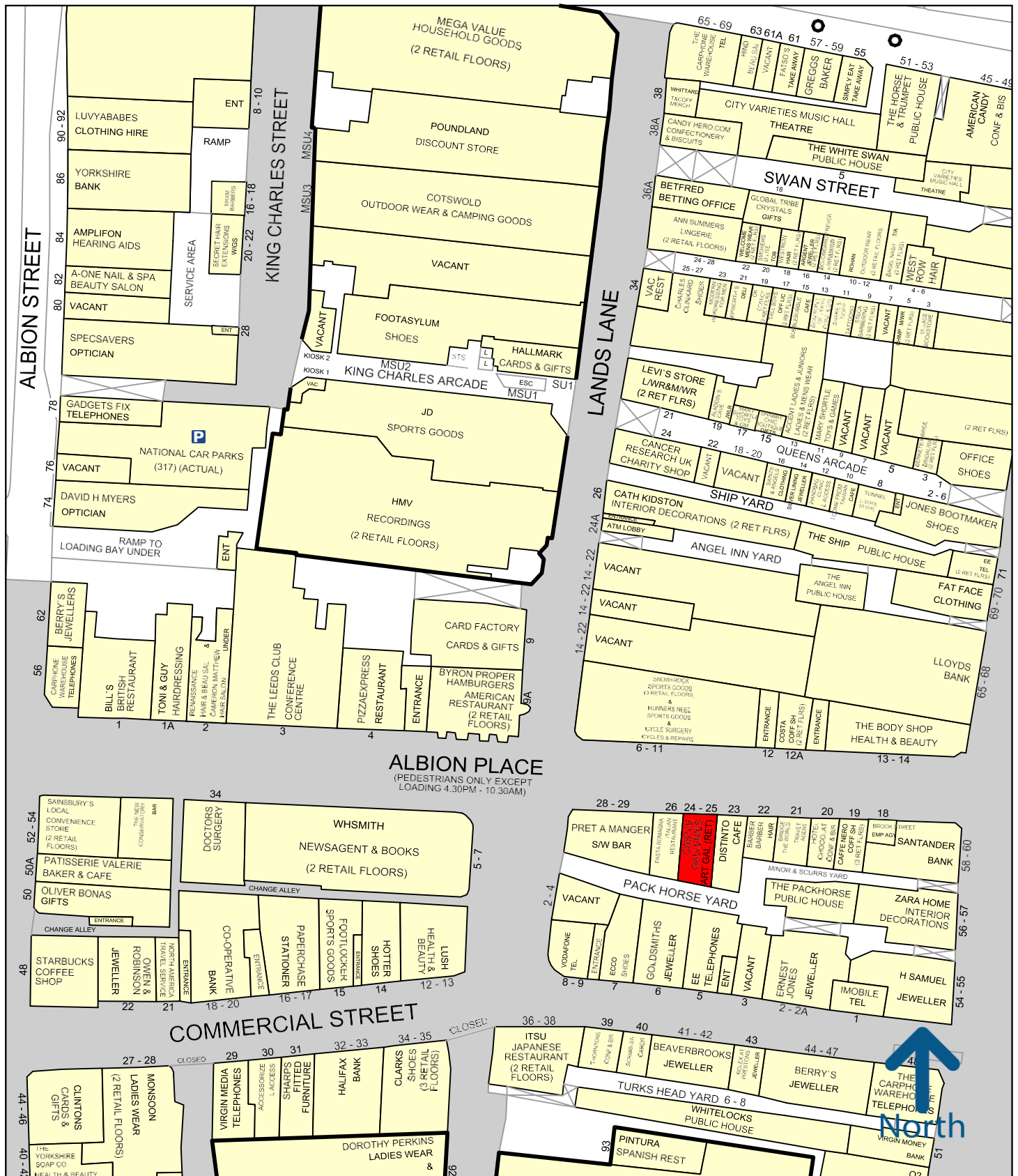
A copy of the Energy Performance Certificate is available on request

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