

PRIME CLASS E OPPORTUNITY LEEDS 50A Albion Street



Description

Leeds is the administrative centre of Yorkshire and is one of the most important retail and commercial centres in the UK.

The property is situated on Albion Street which provides a pedestrianised link between the city's Northern Quarter and central retail hub. Nearby occupiers include **Sainsburys Local, Oliver Bonas, Starbucks, WH Smith, Superdrug** and **Pret a Manger**

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floor providing the following approximate areas:

Gross Frontage	18ft 6 ins	(5.64 m)
Ground Floor	730 sq. ft.	(67.81 sq. m)
First Floor	753 sq. ft.	(69.95 sq. m)

Lease

The premises are available by way of a new lease subject to vacant possession.

Rent

£65,000

per annum exclusive.

Service Charge

The service charge for the financial year is £4,319 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£45,250
UBR (24/25)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C57. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs Incurred in this transaction.

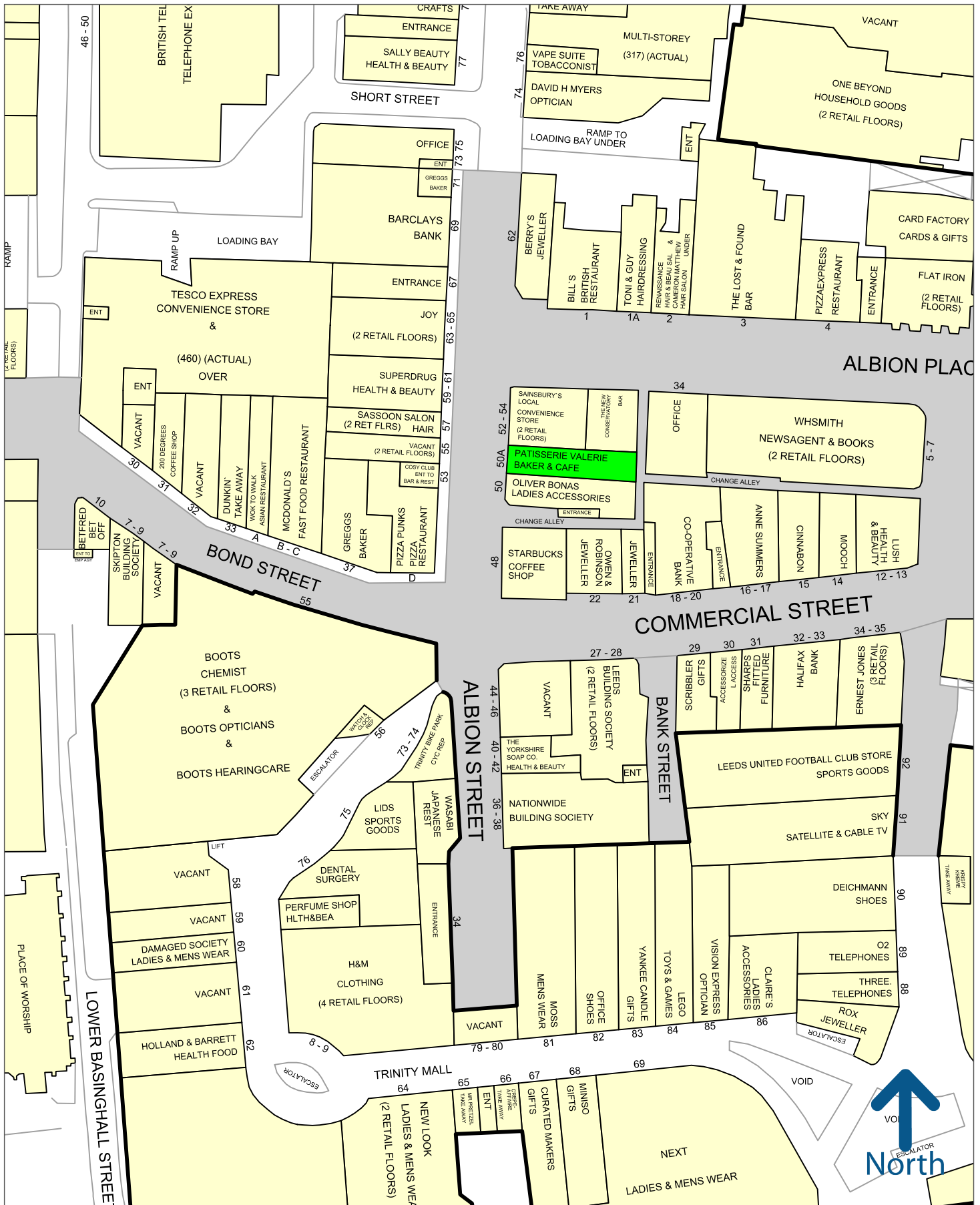
Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Will Civil **07950 700182**
will.civil@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 05/03/2024
Created By: Green and Partners



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