



79 Albion Street
Leeds, LS1 5AP

PROMINENT RETAIL UNIT

1,439 sq ft
(133.69 sq m)

- Busy location
- Suitable for various uses



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Summary

Available Size	1,439 sq ft
Rent	£40,000.00 per annum
Rates Payable	£17,714.50 per annum
Rateable Value	£35,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a prominent ground floor retail unit with small mezzanine floor, based in the Heart of Leeds City Centre's prime shopping pitch. The unit benefits from a high level of footfall with Trinity located only a short walk to the south, with the Headrow directly north. Pay & Display parking is available locally with an NCP Multi-storey located opposite the unit.

Location

The property is located on Albion Street which provides a busy pedestrian link between the city's Northern Quarter and the prime retail core. Nearby occupiers include Currys PC World, Barclays Bank, Waterstones, Boots Opticians and Greggs.

Accommodation

The accommodation comprises the following areas:

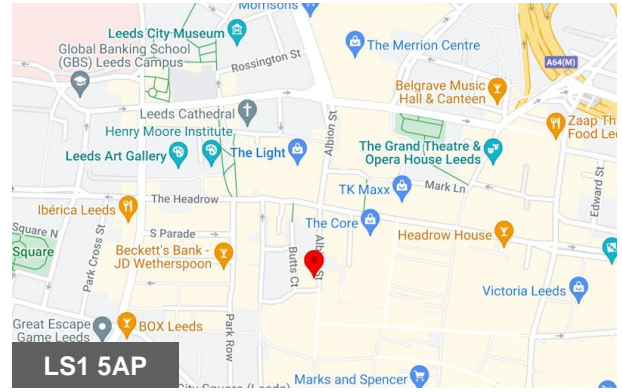
Name	sq ft	sq m
Ground - Sales	1,080	100.34
Mezzanine - Sales	302	28.06
Mezzanine - Store	57	5.30
Total	1,439	133.70

Terms

The unit is available on a new effectively full repairing and insuring lease for a term to be negotiated and agreed. The quoting rent is £40,000 per annum exclusive of VAT, service charge, utility costs, insurance, business rates and any other outgoings. Rent on application.

Planning

We understand the property currently benefits from the new E Class planning consent, however interested parties are advised to check with the Local Authority.



Viewing & Further Information



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