

# To Let



## Leeds

77 Albion Street, LS1 5LD

Total Area: 4,597 sq ft (427 sq m)

Rent: £75,000 pax

Subject to Vacant Possession

## Location & Description:

- The property is located on Albion Street which provides a busy pedestrian link between the city's Northern Quarter (Headrow, First Direct Arena and The Light) and the prime retail core of Trinity and Commercial Street.
- Nearby occupiers include, Specsavers, Waterstones, Currys PC World, Greggs and Slaters.

### Demise:

Ground Floor Sales 1,722 sq ft (160 sq m)  
Ground Floor Store 62 sq ft (5.8 sq m)  
Mezzanine 934 sq ft (86.8 sq m)  
Lower Ground Sales 1,719 sq ft (159.7 sq m)  
Lower Ground Store 160 sq ft (14.9 sq m)

### Rent:

£75,000 pax

### Lease:

Full repairing and insuring for a term to be agreed.

### Service Charge:

On-account service charge stands at approximately £8,514.78.

### EPC:

Available upon request.

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £66,000

### Date Prepared:

April 2024

### Contact Us:

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**Carter Towler**

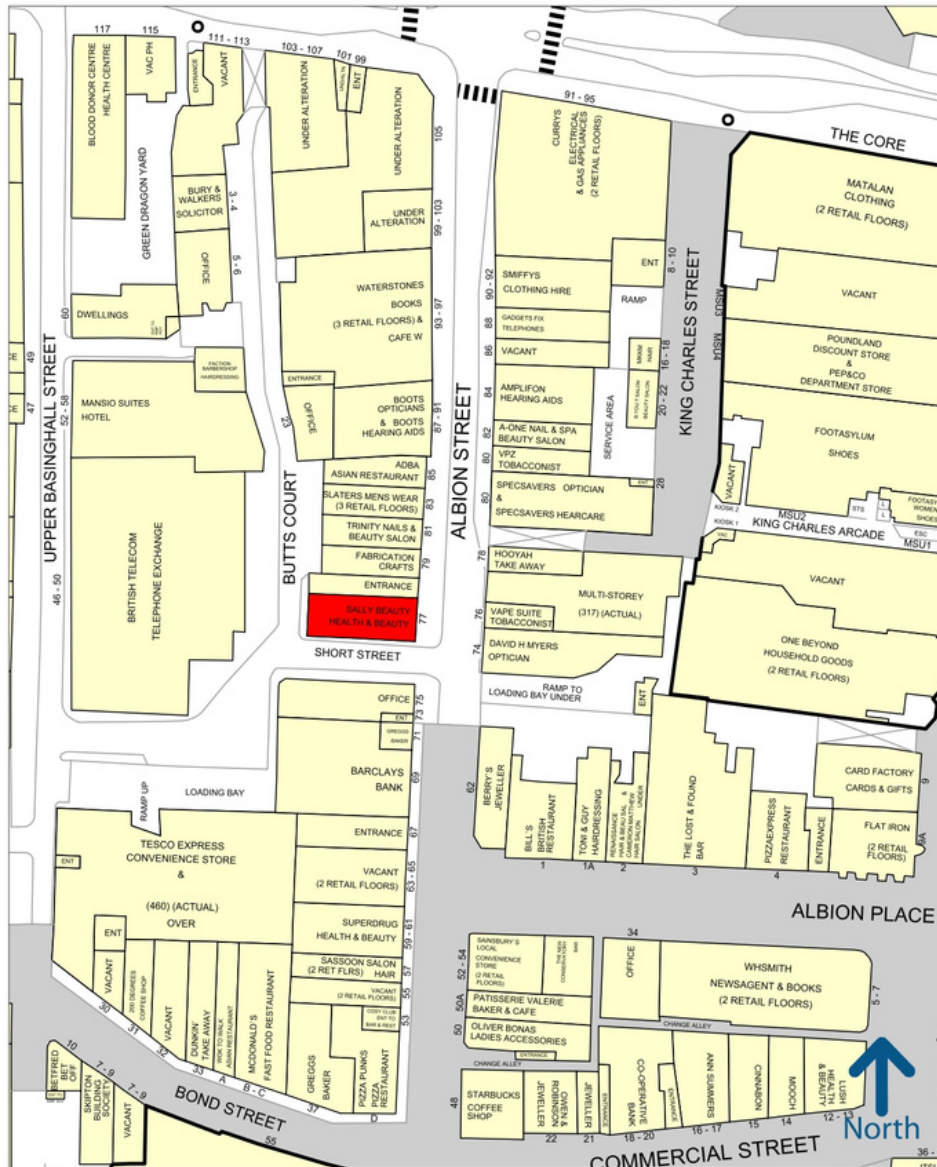
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Leeds - Central



50 metres  
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