

Leeds Office: 0113 388 4848

# Retail/Leisure/F&B Unit To Let Subject to Vacant Possession



## Leeds

Unit 22 Albion Street, St John's Shopping Centre

Total Area: 6,511 sq ft (605 sq m)

Rent Upon Application



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#### **Location & Description:**

- The St John's Centre is located in the heart of Leeds prime retail and leisure quarter.
- The property is situated on the entrance of the St Johns Centre on Albion Street, with nearby occupiers including McDonalds, Taco Bell, Subway, Insomnia Cookies, Ice Stone Gelato, Greggs, KFC and located opposite Rileys and The Light Leisure Scheme.
- The unit benefits from strong day time and evening footfall with the Leeds Arena close by and bar operators such as JD Wetherspoon, Rita's Beerhall, Carousel, Parkside Tavern, Turtle Bay, North Bar, Blind Tyger and Roxy.

#### Demise:

Ground Floor 4,630 sq ft (430.1 sq m)
Lower Ground Floor: 672 sq ft (62.5 sq m)
Basement 1,209 sq ft (112.4 sq m)

#### Rent:

Available upon request.

#### Lease:

A new eFRI lease for a term of years to be agreed.

#### **Service Charge:**

On-account service charge for the current year stands at approximately £69,103.

#### FPC:

Available upon request.

#### **Legal and Professional Fees:**

Each party to bear their own costs.

#### **Rating Assessment:**

Rateable Value (April 2023) - £65,500.

#### **Date Prepared:**

August 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money
Laundering Regulations the Purchaser/Tenant will be required to provide two
forms of identification and proof of the source of income.

#### **Contact Us:**

#### **Steve Henderson**

07870 999618 steve@barkerproudlove.co.uk

#### **Joint Agent:**

**Newns Webster** 

Jonathan Newns 07796 686469

MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

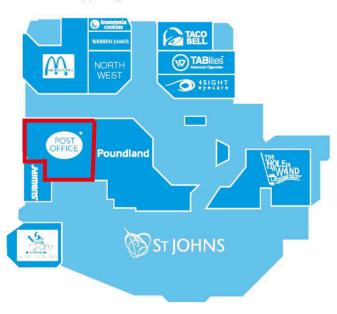


### Leeds Office:

0113 388 4848



#### **Upper ground floor**



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