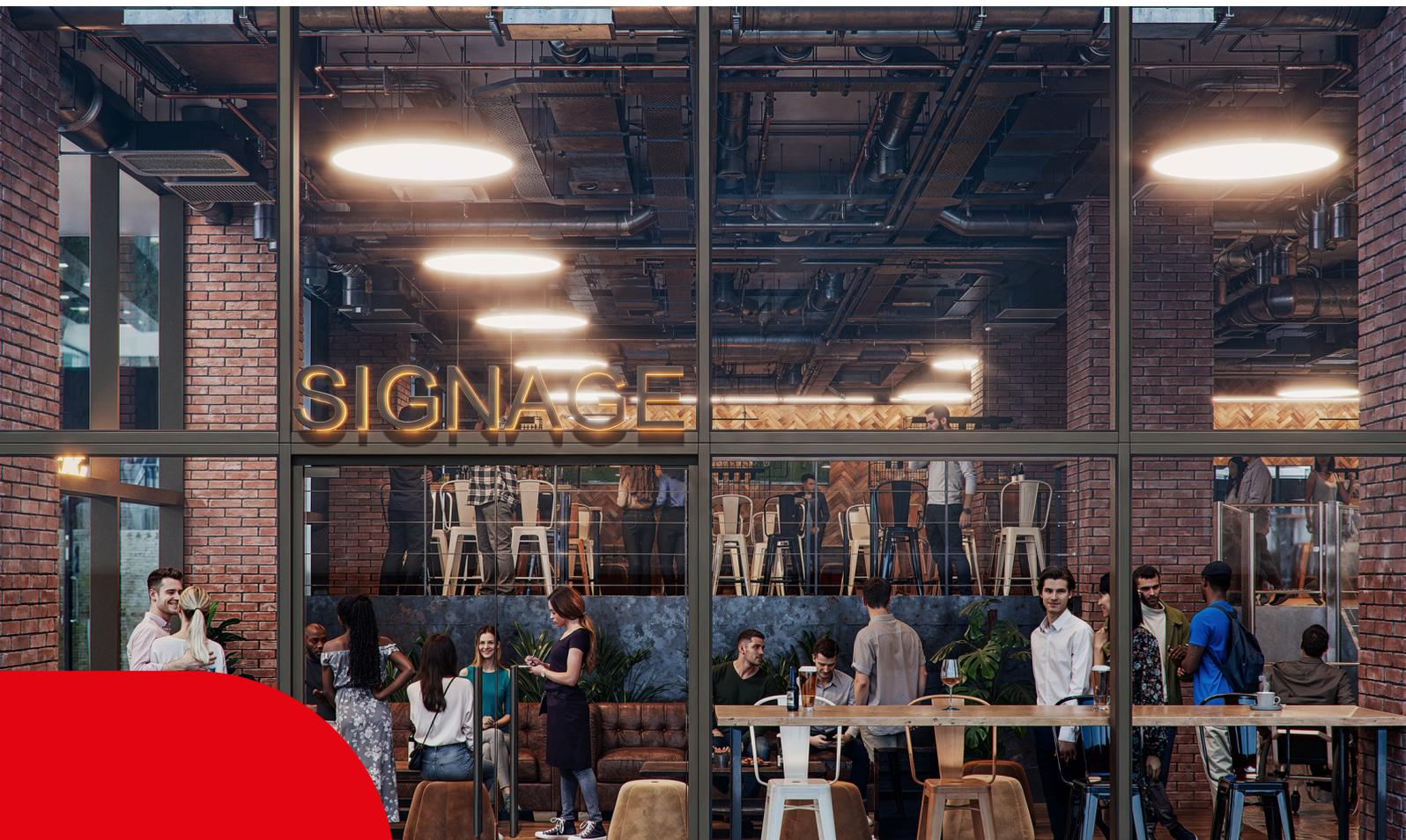


Retail/Leisure/F&B Unit To Let

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

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 £82,940.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) – £56,500.

Date Prepared:

Updated February 2026

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.

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