



HIGH STREET PROPERTY / CLASS A3

20a-21 Albion Place, Leeds



Rent: £55,000 PA

Ground Floor Sales 408 Sq ft / 38 Sq M

First Floor Sales 750 Sq ft / 70 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Albion Place is situated in central Leeds linking Briggate to Albion Street and is also in close proximity to the Commercial Street entrance of the Trinity centre.

Within the locality there are a number of food outlets with the benefit of outside seating such as Pizza Express, Bill's, Caffe Nero, Pret a Manger and Pasta Romagna. Nearby retailers include The Body Shop, Snow & Rock, WH Smith and Hotel Chocolat.

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

Demise:	Sq Ft	Sq M
Ground Floor Sales	408	37.9
First Floor Sales	750	69.68
Second Floor Ancillary	748	69.49
Third Floor Attic	764	70.98
Basement Storage	390	36.23

Rent:

We are seeking rental offers in the order of £55,000 per annum exclusive.

Tenure:

The premises are available by way of a new 10 year full repairing and insuring lease.

Business Rates:

The unit has a 2017 rateable value assessment of £46,750.

For further details visit Gov.uk or contact the business rates department in the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

EPC:

Energy Performance Asset Rating - D

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