

**Leeds Office**: 0113 388 4848

Manchester Office: 0161 631 2852

# 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

Viewing Strictly through the sole letting agent.

**Barker Proudlove** 

Jonathan Newns Mob: 07796 686469

Email: jonathan@barkerproudlove.co.uk

www.barkerproudlove.co.uk Page: 1



**Leeds Office**: 0113 388 4848

**Manchester Office**: 0161 631 2852

## 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.

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.

#### FPC:

Energy Performance Asset Rating - D

## **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

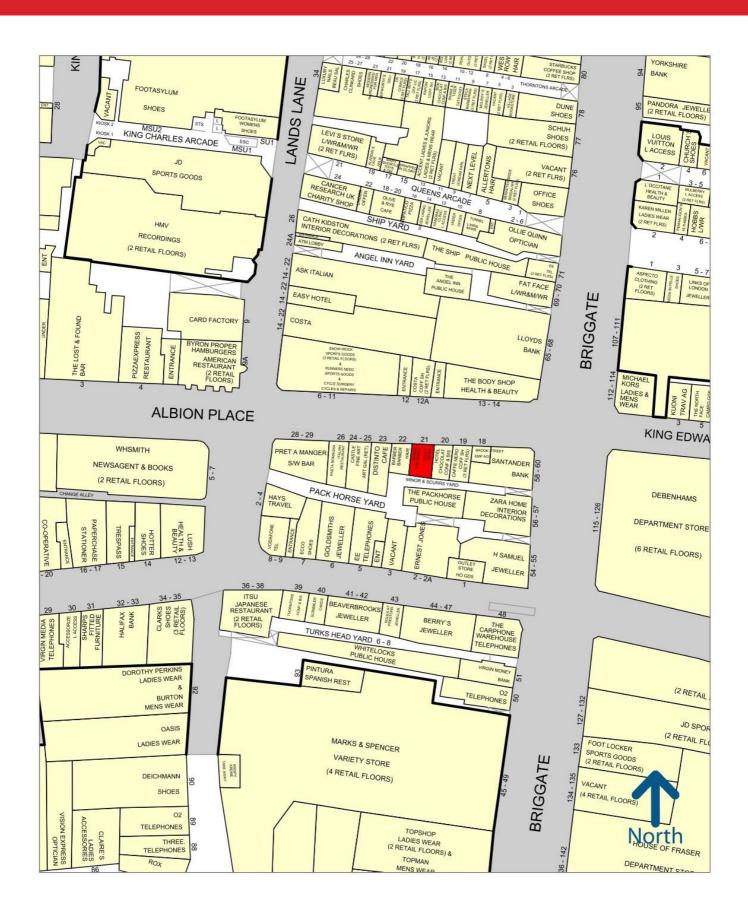
Subject to Contract

IMPORTANT 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. February 2020

www.barkerproudlove.co.uk Page: 2

**Leeds Office**: 0113 388 4848

Manchester Office: 0161 631 2852



www.barkerproudlove.co.uk Page: 3