



# Why 63/65 Albion Street?

- o Retail unit 9,150 sq ft
- o 2 trading floors
- o Potential leisure use
- o 8.85m footfall (170,000 per week)
- o Opposite Trinity Leeds shopping centre entrance
- o Adjacent to Vidal Sasoon and Superdrug and opposite Oliver Bonas, Patisserie Valerie and Starbucks





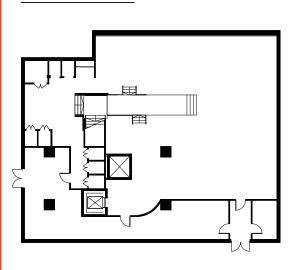


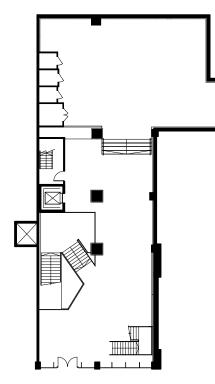
This extremely prominent unit sits at the pedestrianised junction of Albion Street and Albion Place and is highly visible from the prime Briggate pitch.

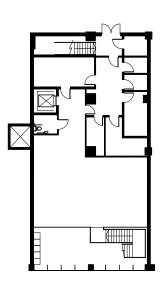
Occupiers in the immediate vicinity include Oliver Bonas, Starbucks, Superdrug, Bill's Restaurant and Sainsbury's.



## Floorplates







Lower Ground Floor 4,100 sq ft (381 sq m)

#### Ground Floor 3,800 sq ft (353 sq m)

First Floor 1,250 sq ft (116 sq m)

### Lease

Available on a new lease, terms to be agreed

## Rental

Upon application

## Viewing

Available for immediate occupation



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#### albionstreet-leeds.co.uk

## Rateable Value

The unit has a ratable value of £267,500

# Service Charge

The current service charge is approximately  $\pounds 30,000$  per annum.

### Accommodation Schedule

Area (NIA)	Sq ft	Sq m
Ground	3,800	353
Lower Ground	4,100	381
First floor stores / ancillary	1,250	116
Total	9,150	850

## EPC

#### An EPC is available upon request



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