

HIGH STREET PROPERTY / CLASS E

Unit B, Pinnacle Albion Street, Leeds LS1 5BQ



**Rent: On application**

**Ground Floor Area**

2,240 Sq ft / 208 Sq M

**LET**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

**Mark Proudlove**

**Mob: 07808 479310**

**Email: [mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)**

**Pudney Shuttleworth**

**Richard Shuttleworth**

**Mob: 07747 008458**

**Email: [rs@pudneyshuttleworth.co.uk](mailto:rs@pudneyshuttleworth.co.uk)**

**PRIME CORNER UNIT AT THE JUNCTION WHERE  
COMMERCIAL STREET MEETS BOND STREET  
AND ALBION STREET****Location:**

100% prime location situated on the corner of Albion Street and Bond Street, and opposite Trinity Kitchen.

Occupiers in the immediate vicinity include McDonalds, Pret, 200 Degrees, Greggs, Boots, Tesco Metro, Wok to Walk and Starbucks.

**Accommodation:**

The premises are arranged over ground and basement floors.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor GIA	2240	208
Basement GIA	1780	137.5

**Rent:**

Upon application

**Tenure:**

Subject to formal vacant possession (the previous tenant is in liquidation), the premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

**Business Rates:**

The premises currently has a rateable value of £185,000. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**EPC:**

Energy Performance Asset Rating - Available on request

**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:**

October 2020

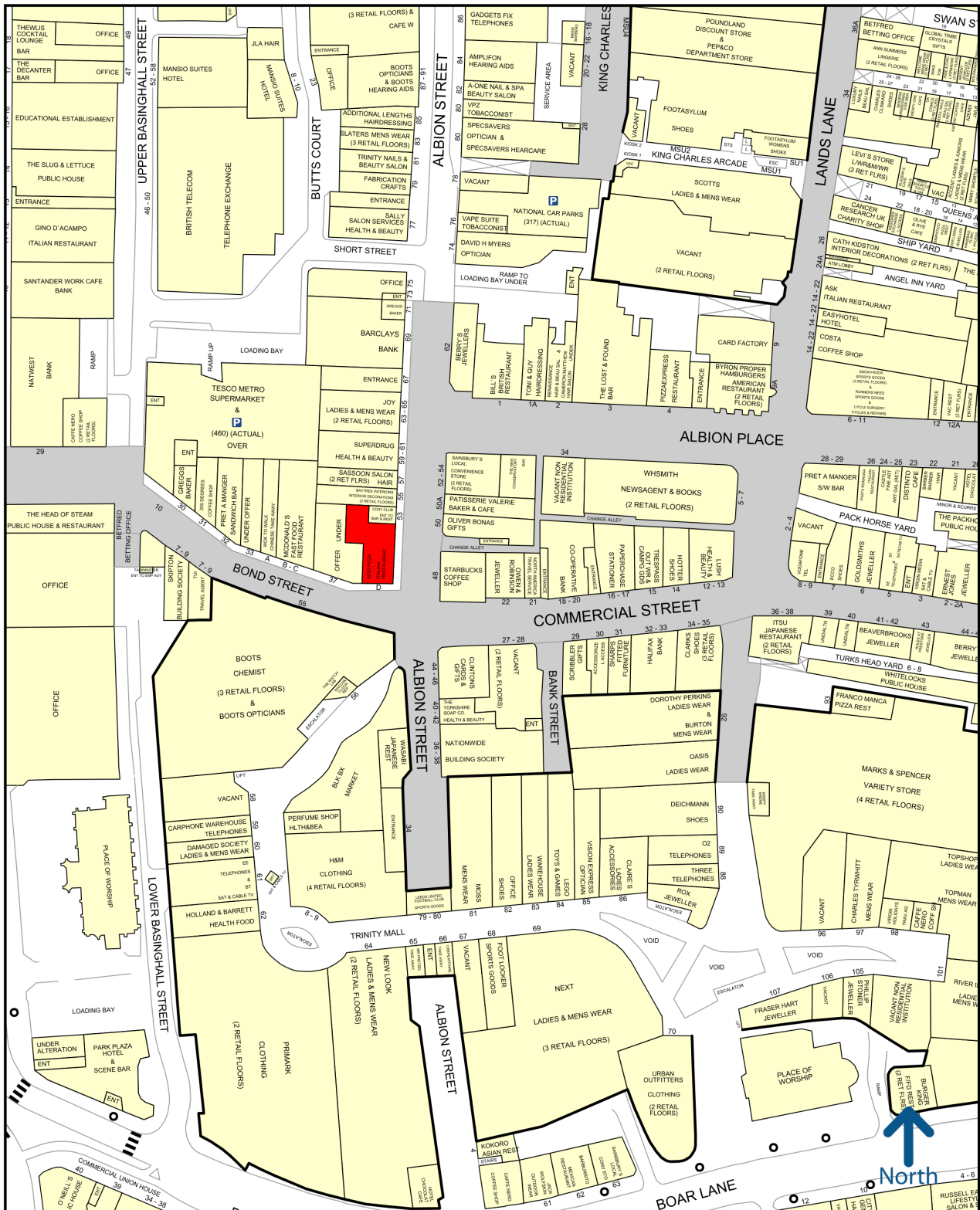
Subject to Contract

Without Prejudice

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. October 2020



Leeds - Central



Experian Goad Plan Created: 09/09/2020

Created By: Barker Proudlove Ltd

