

HIGH STREET PROPERTY / CLASS E

85 Albion Street, Leeds LS1 5AP



Rent: On application

Ground Floor Area

1,080 Sq ft / 100 Sq M

LET

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:

The property is located on Albion Street which provides a busy pedestrian link between the city's Northern Quarter (Headrow, First Direct Arena, The Light) and the prime retail core. Nearby occupiers include Currys PC World, Leeds Building Society, Waterstones, Boots Opticians and David H Myers of Trinity and Commercial Street.

Date Prepared:

October 2021

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1080	100

Business Rates:

The premises currently has a rateable value of £39,500. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that 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 - E

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 Available:

February 2022

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Leeds - Central



Experian Goad Plan Created: 14/10/2021
Created By: Barker Proudlove Ltd