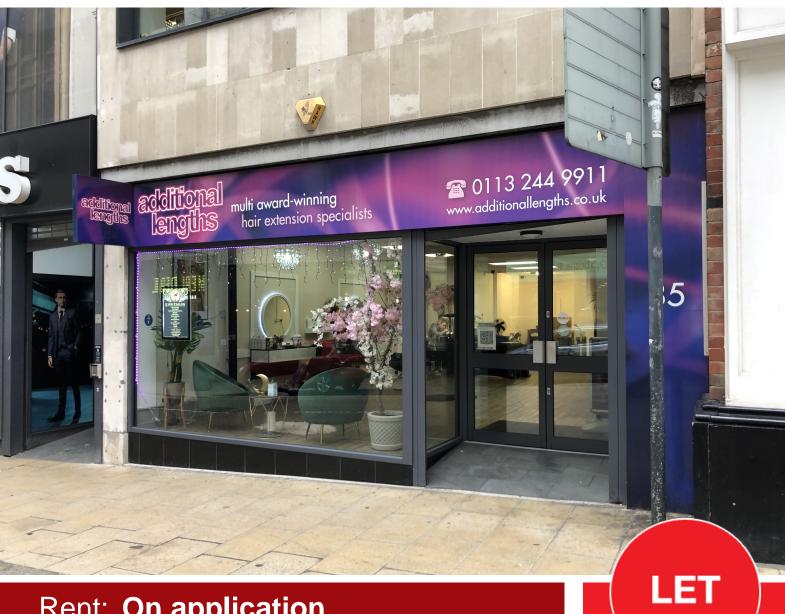


**Leeds Office**: 0113 388 4848

**Manchester Office**: 0161 631 2852

# HIGH STREET PROPERTY / CLASS E 85 Albion Street, Leeds LS1 5AP



Rent: On application Ground Floor Area 1,080 Sq ft / 100 Sq M

Viewing Strictly through the joint letting agents.

**Barker Proudlove** 

**Jack Deakin Mob:** 07591 835782

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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.

#### Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:Sq FtSq MGround Floor1080100

### **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

# Date Prepared:

October 2021

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 2021

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#### Leeds - Central



