

HIGH STREET PROPERTY / CLASS E

79 Albion Street, Leeds LS1 5AP



Rent: £40,000 PA
Ground Floor Area
1,080 Sq ft / 100 Sq M

LET

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Available from January 2024**Location:**

The property is located on Albion Street which provides a busy pedestrian link between the city's Northern Quarter (Headrow, First Direct Arena and The Light) and the prime retail core of Trinity and Commercial Street. Nearby occupiers include, Specsavers, Waterstones, Currys PC World, Sally's Hair and Beauty and Slaters.

Accommodation:

The unit benefits from an existing mezzanine floor installed by the previous tenant which can be removed or retained to suit specific requirements

Demise:	Sq Ft	Sq M
Ground Floor	1,080	100.4
First Floor Mezzanine Sales	302	28.1
First Floor Mezzanine Store	57	5.3

Business Rates:

The premises currently has a rateable value of £35,500. For further details visit Gov.uk or contact the business rates department at the local authority.

Service Charge:

The on-account service charge for the year 2024 stands at approximately £2,251.80.

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 Available:

January 2024

Date Prepared:

November 2023

Subject to Contract

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