



77 Albion Street

Leeds, LS1 5AP

PROMINENT RETAIL UNIT

4,597 sq ft
(427.08 sq m)

- Busy location
- Suitable for various uses
- Two floors of sales space



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Summary

Available Size	4,597 sq ft
Rent	£75,000.00 per annum
Rates Payable	£33,792 per annum
Rateable Value	£66,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a prominent ground floor retail unit with sales space across ground and lower ground floor. In addition there is a mezzanine level which includes an office, staff kitchen and storage space. The unit occupies a corner position in the Heart of Leeds City Centre's prime shopping pitch and benefits from a large shop front with return frontage. The unit benefits from a high level of footfall with Trinity Shopping Centre located only a short walk to the south, with the Headrow directly north. Pay & Display parking is available locally with an NCP Multi-storey located opposite the unit.

Location

The property is located on Albion Street which provides a busy pedestrian link between the city's Northern Quarter and the prime retail core. Nearby occupiers include Currys PC World, Barclays Bank, Waterstones, Boots Opticians and Greggs.

Accommodation

The accommodation comprises the following areas:

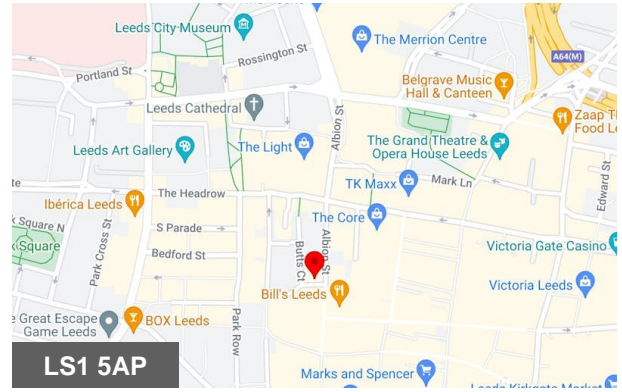
Name	sq ft	sq m
Ground - Sales	1,722	159.98
Ground - Store	62	5.76
Mezzanine - Staff ancillary	934	86.77
Basement - Sales	1,719	159.70
Basement - Store	160	14.86
Total	4,597	427.07

Terms

The unit is available on a new effectively full repairing and insuring lease for a term to be negotiated and agreed. The quoting rent is £75,000 per annum exclusive of VAT, service charge, utility costs, insurance, business rates and any other outgoings.

Planning

We understand the property currently benefits from the new E Class planning consent, however interested parties are advised to check with the Local Authority.



Viewing & Further Information



Pete Bradbury

0113 245 1447

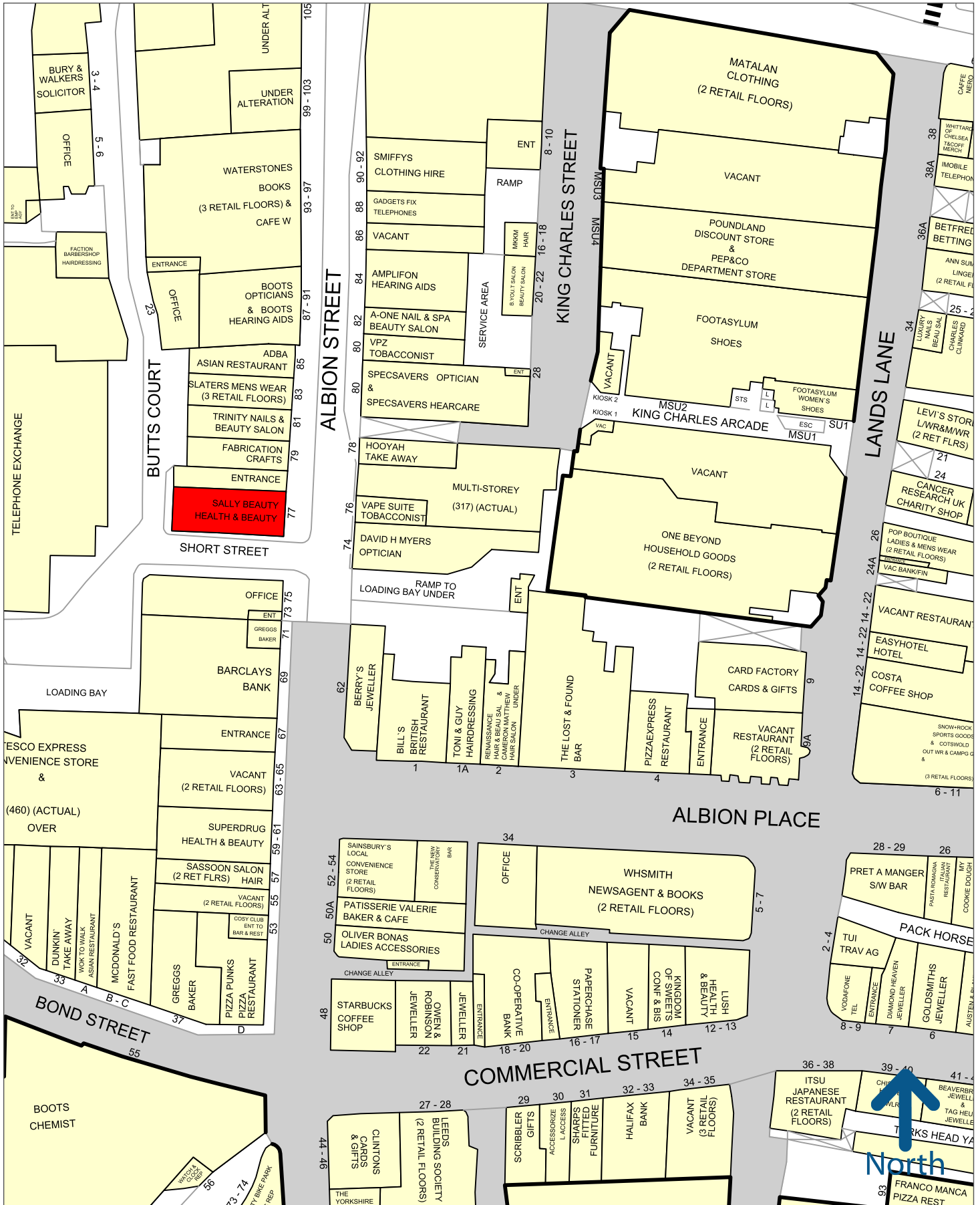
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Tom Fuller

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50 metres

Experian Goad Plan Created: 27/03/2024
 Created By: Carter Towler Ltd



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