

Property Particulars

UNIT A15, THE LIGHT ALBION STREET, LEEDS, LS1 8TL PROMINENT SHOP UNIT TO LET

On The Instructions of Aegon Asset Management



LOCATION

This 32,515 sq m (350,000 sq ft) retail and leisure scheme is located on the corner of Albion Street and The Headrow in the heart of Leeds City Centre. The scheme is arranged over two trading levels with the benefit of a 2,415 sq m (26,000 sq ft) **Esporta Health Club** and 13 screen **VUE Multiplex Cinema** on the upper parts, together with a 150 bedroom **Radisson SAS Hotel** and a 425 space basement car park.

The retail element of the scheme is occupied by retailers including **O'Neill, Joy, Bank, Benetton, Lacoste, Ark, Superdry, Henry Lloyd, Body Shop, Confetti and Philip Stoner Jewellers**. The leisure element has restaurants and bars including **Tiger Tiger, Brio Pizza, Café Rouge, Nandos and Browns**.

DESCRIPTION

The available unit occupies an extremely prominent position at the main entrance of the scheme facing Albion Street. Pedestrian flows past the unit are in excess of 400,000 people per week. The property is arranged on the ground floor and basement levels and has the following approximate dimensions and areas:

Frontage to Albion Street	5.79 m	19 ft 00 in
Window Frontage to Arcade	9.45 m	31 ft 00 in
Depth	16.46 m	54 ft 00 in
Ground Floor Area	117.60 sq m	1266 sq ft

TERMS

The unit is to be made available on a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£85,000 per annum exclusive.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT.

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value (2010) is **£41,250**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

VIEWING

Inspections are to be arranged with Richard Shuttleworth or Lynn Pattison of Pudney Shuttleworth on 0113 3444 444.

SUBJECT TO CONTRACT

Details prepared May 2010

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