

REDUCED
RENT

A2 PLANNING
CONSENT SECURED



RETAIL OPPORTUNITY
82 ALBION STREET, LEEDS
987 SQ.FT.
(91.7 SQ.M.)



82 ALBION STREET Leeds

A fantastic retail opportunity in this busy and established retail location. **987 sq.ft (91,7 sq.m)**

LOCATION

The retail accommodation is situated at the upper end of Albion Street where there has been significant occupier activity in recent months. This includes lettings to Urban Outfitters, Lacoste, Henry Lloyd, Superdry and Ark. Other retail occupiers in the immediate vicinity include Waterstones, Dollond & Aitchison, Specsavers and Slater Menswear. It is also adjacent to the 416 space NCP car park on Albion Street.

ACCOMMODATION

The Unit provides the following gross internal area:-

UNIT 2a - Ground Floor

987 sq.ft (91.7 sq.m)

Rent

£65,000 pax

Subject to contract.

RATES

The unit is currently unassessed and will be assessed upon occupation. We would advise interested parties to make enquiries of the Business Rates Department of Leeds City Council on 0113 247 6983.

TERMS

For a minimum term TBA subject to open market rent reviews.

VAT

All rents are exclusive of VAT and any offers made will be deemed to be made exclusive of VAT.

FURTHER INFORMATION

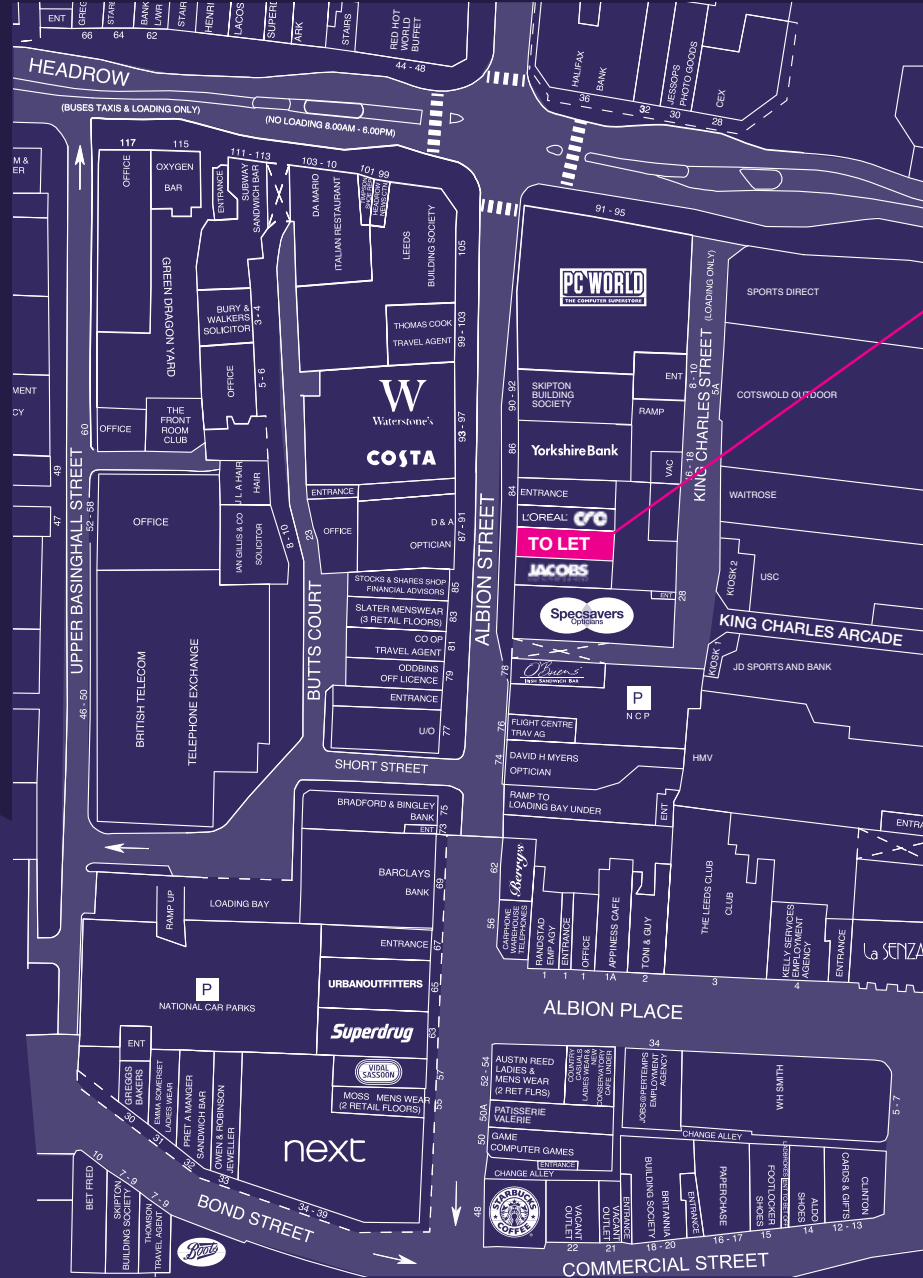
or to arrange a viewing contact the sole letting agent.

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