

Prime Leisure & Retail Unit - To Let

90-92 Albion Street, Leeds LS1 6AD



Location

Very prominently located on Albion Street in the heart of Leeds city centre. Occupying one of Leeds' busiest locations and in very close proximity to the major leisure circuits of Greek Street, Park Row & The Light.

An all day and evening location with neighbouring operators including Roxy Lanes, Flight Club, Cargo, Turtle Bay, Gino D Campo & Junkyard Golf.

Description

The unit is arranged over ground and first floors and is expected to be provided partially fitted. Benefits from an extensive and prominent frontage to Albion Street.

Accommodation

The unit is situated on ground and first floor and provides the following gross internal areas;

Ground - 1,655 sqft

First Floor - 2,722 sqft

Planning

The unit currently benefits from A1 (retail) consent, which now falls under use class E. We expect strong interest from food & beverage operators trading under Class E.

Rent

We are quoting a rent of £95,000 per annum exclusive.

Terms

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

Rates

The Valuation Office Agency has assessed the unit as having a Rateable Value of £77,500. We would advise interested parties to speak with Leeds Council for further information.

VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

Viewing

Strictly by appointment through the sole letting agents:

Will Hepplewhite
wh@pudneyshuttleworth.co.uk
M: 07846 006790

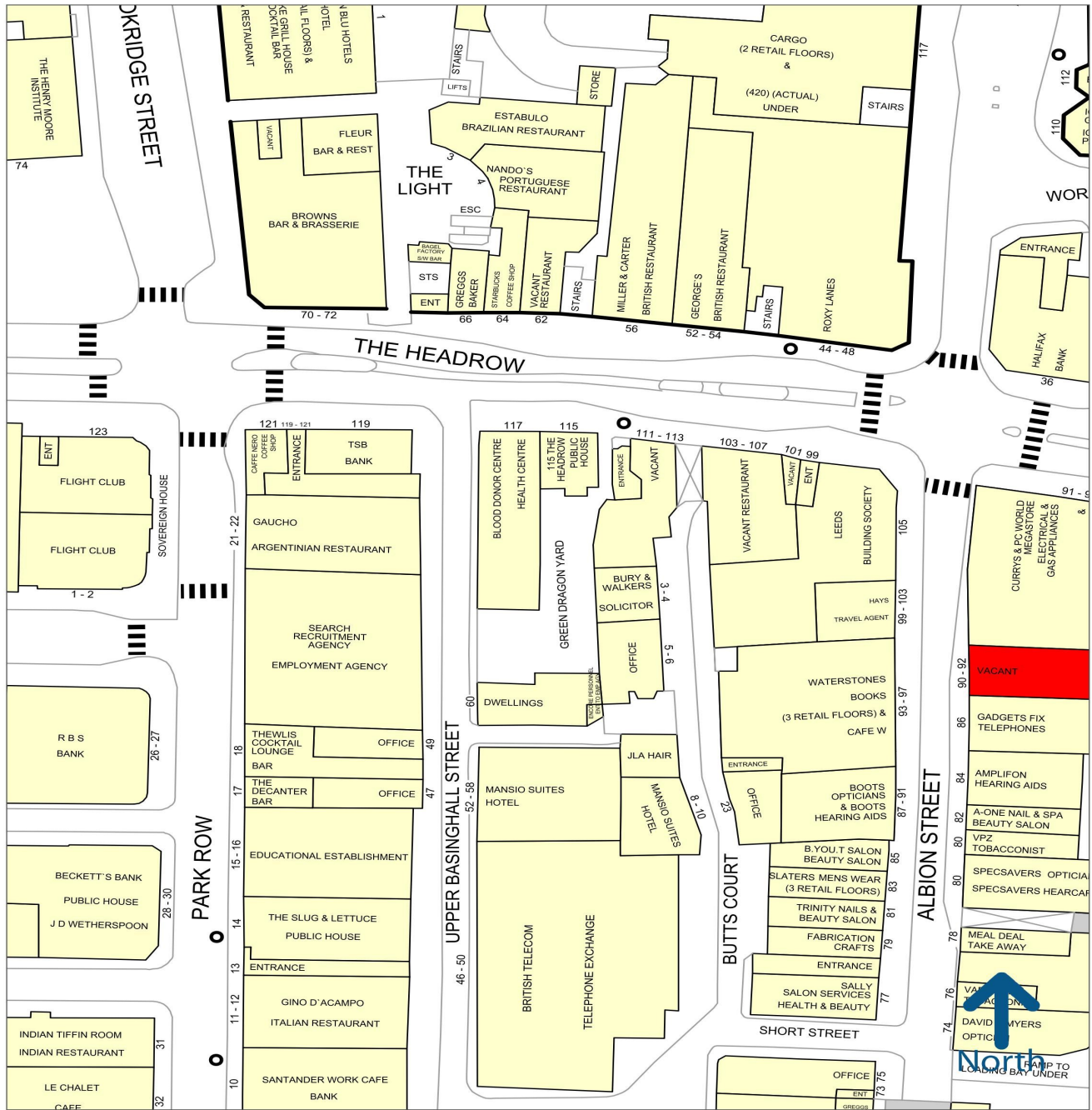
Richard Shuttleworth
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Leeds - Central



Experian Goad Plan Created: 11/11/2021
Created By: Pudney Shuttleworth



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