

**63-65**  
**ALBION**  
**STREET**  
**LEEDS CITY**  
**CENTRE**  
**LS1 5AA**  
**10,602 SQ FT**

Two trading floors  
Potential leisure use

This extremely prominent unit sits at the pedestrianised junction of Albion Street and Albion Place.

Occupiers in the immediate vicinity include Cosy Club, Starbucks, Superdrug, Bill's Restaurant, Pizza Punks and Sainsbury's.







## 63-65 ALBION STREET THE PINNACLE

### LEASE

Availability: On 2 months' notice

### RENTAL

Upon application

### VIEWING

Available to view – full access to be arranged

### RATEABLE VALUE

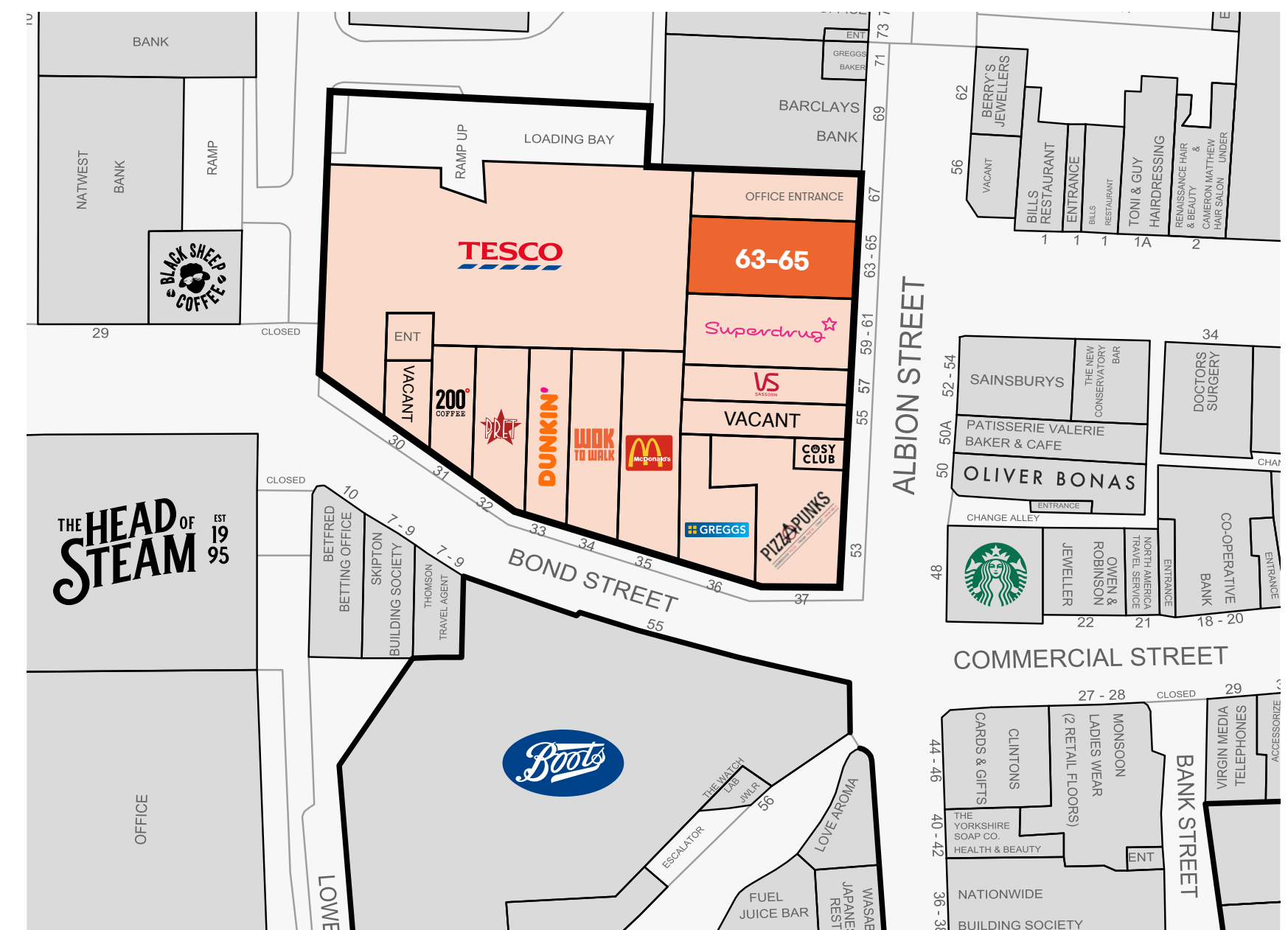
The unit has a rateable value of £237,000, although this will be reassessed upon the unit being reconfigured

### SERVICE CHARGE

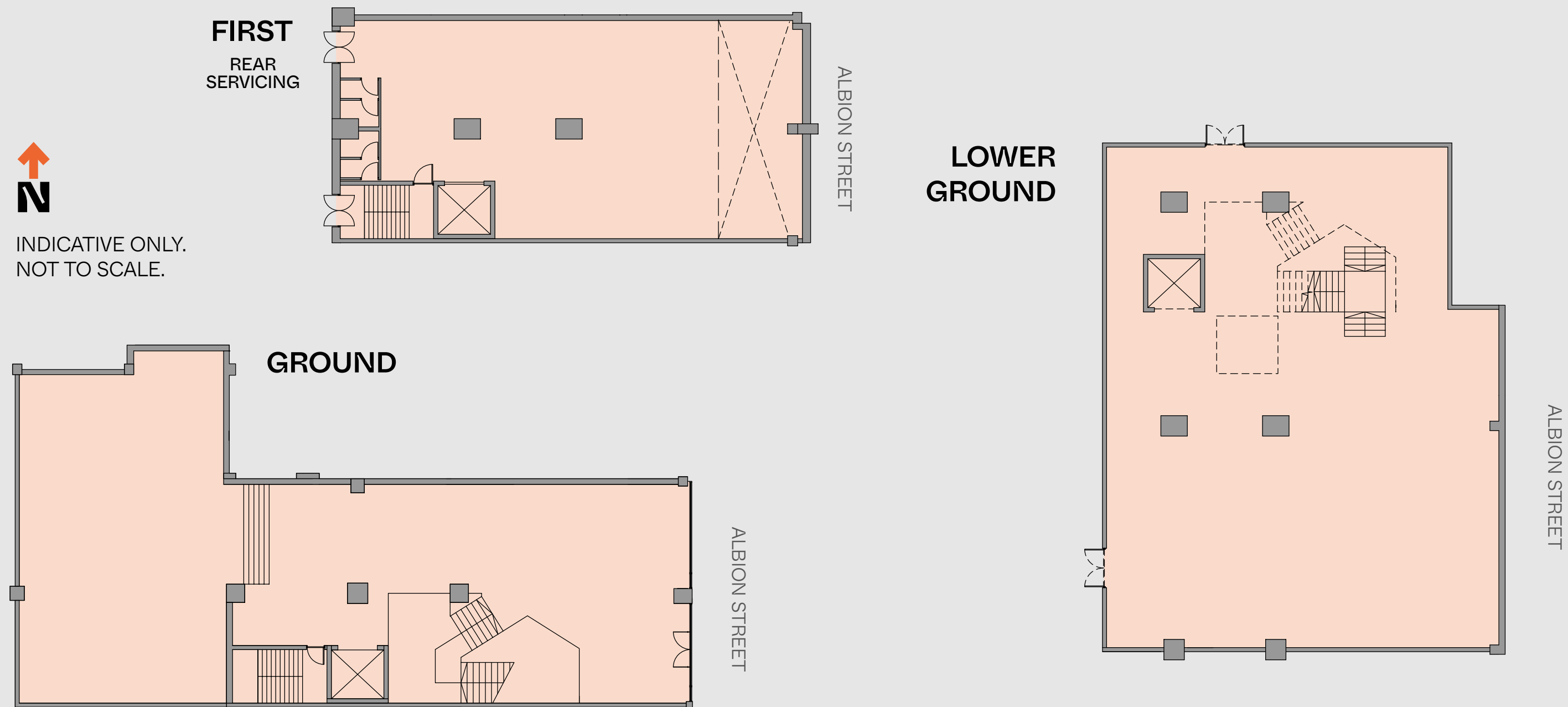
The current service charge is approximately £35,014 per annum. This figure will be reduced following the reconfiguration of the unit

### EPC

EPC rating of 'B'







## ACCOMMODATION SCHEDULE

Area (NIA)	sq ft	sq m
Ground	4,060	377
Lower Ground	4,781	444
First Floor stores / ancillary	1,761	167
<b>Total</b>	<b>10,602</b>	<b>985</b>



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This fully fitted 10,602 sq ft unit provides two excellent similarly sized trading levels at ground floor and basement with a 1,761 sq ft storage and amenity area at first floor. With a double height fully glazed frontage, the unit is highly visible on Albion Street and also from the prime Briggate retail pitch. The basement trading level is accessed via a large feature staircase, with a customer lift also being available.

The unit is located at the pedestrianised junction of Albion Street and Albion Place, on the main route from Leeds train station to Leeds Arena, with excellent all day / every day footfall. Surrounding retailers include Superdrug, Vidal Sassoon, Oliver Bonas, Sainsbury's and Boots.

Subject to a satisfactory extraction solution, the unit would also provide attractive restaurant or bar accommodation and form part of the established Albion Street / Albion Place entertainment circuit, which includes Pizza Punks, Cosy Club, Bills, Starbucks, Lost & Found, Pizza Express and Byron. The net 10,602 sq ft floor area would also become a gross internal area in excess of 11,000 sq ft for leisure operators.

**NB.** There is scope to exclude the basement level from the demise if required.

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