



**30
BOND
STREET**
**LEEDS CITY
CENTRE**
1,440 SQ FT

At Ground Floor

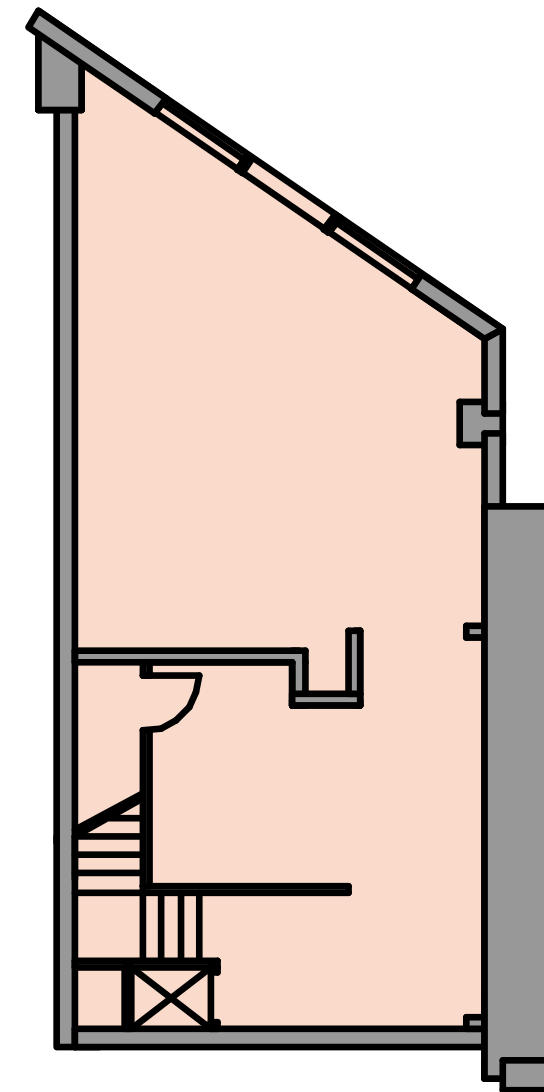
This extremely prominent unit sits at the pedestrianised junction of Albion Street and Albion Place.

Occupiers in the immediate vicinity include Pret, 200 Degrees Coffee, Wok to Walk, Greggs and Pizza Punks.

30 BOND STREET THE PINNACLE

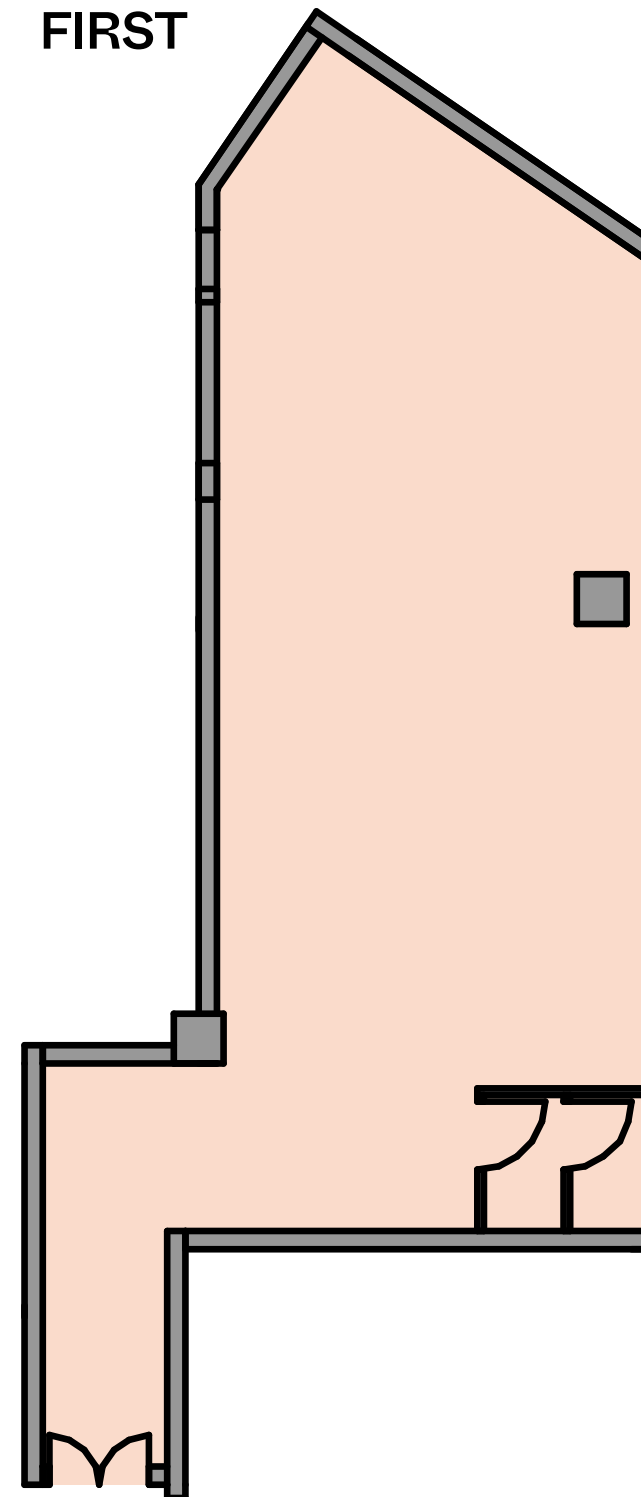


GROUND



INDICATIVE ONLY.
NOT TO SCALE.

FIRST



- Part fitted 1,303 sq ft unit
- Split over two floors
- Ground trading unit of 592 sq ft
- First floor back of house of 711 sq ft food preparation and storage
- The unit is part fitted with kitchen extracts and water points at ground and first floor

Well located with Bond Street frontage of Pinnacle between occupiers including Tesco Metro, Pret a Manger, 200 Degrees Coffee, McDonald's, Greggs and Pizza Punks.

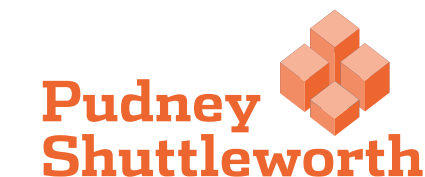
Bond Street is the main thoroughfare joining Leeds' business district and the city's retail centre, and this unit sits squarely amongst grab and go food retailers including Pret a Manger, Wok to Walk, 200 Degrees Coffee, Pizza Punks, Starbucks and Greggs.

30 Bond Street also benefits from direct access to a 343 space multi-storey car park operated by Q Parks.



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AVAILABILITY

From January 2022

RENTAL

Upon application

VIEWING

Available for immediate occupation

RATEABLE VALUE

The unit has a rateable value of £66,500

SERVICE CHARGE

The current service charge is approximately £4,303 per annum

EPC

EPC rating of 'C'

ACCOMMODATION SCHEDULE

Area (NIA)	sq ft	sq m
Ground Floor	562	52.2
First Floor	878	81.6
Total	1,440	133.8

PINNACLELEEDS.CO.UK

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