

Baytree Interiors

**55 ALBION  
STREET**  
**LEEDS CITY  
CENTRE**  
**LS1 5AA**  
**2,325 SQ FT**

Two trading floors  
Potential leisure use

A prominent unit which sits next to the junction where Commercial Street meets Albion Street and Bond Street.

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



# 55 ALBION STREET THE PINNACLE



**RENTAL**  
£90,000 pax

**RATEABLE VALUE**  
The unit has a rateable value of £97,500, which will be reassessed following reconfiguration

**SERVICE CHARGE**  
The current service charge is approximately £8,200 per annum

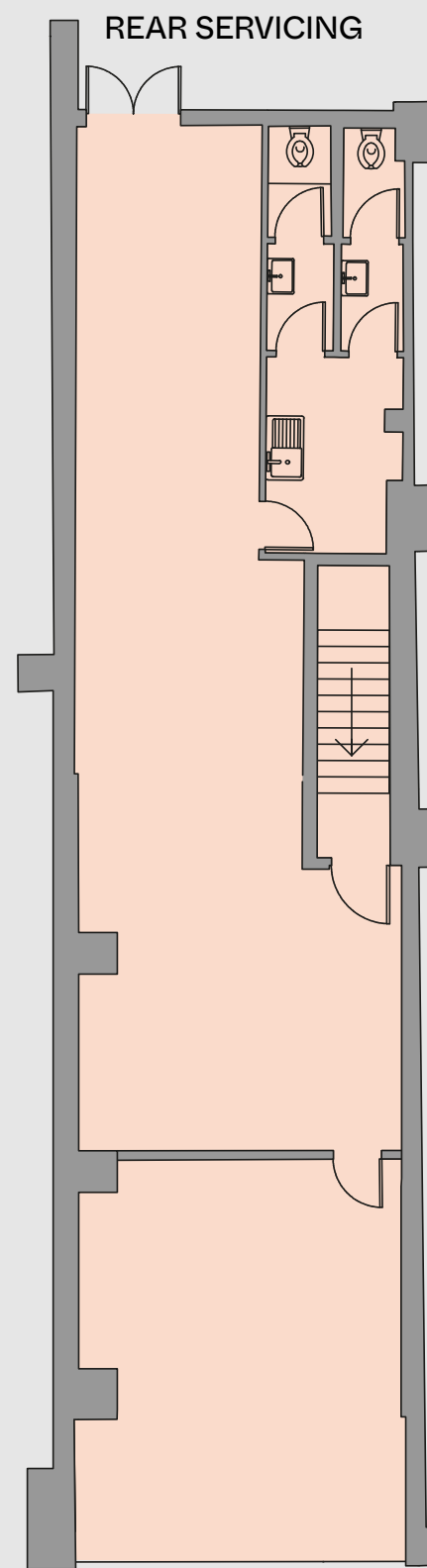
**EPC**  
An EPC is available upon request

**N** →  
INDICATIVE ONLY.  
NOT TO SCALE.

## ACCOMMODATION SCHEDULE

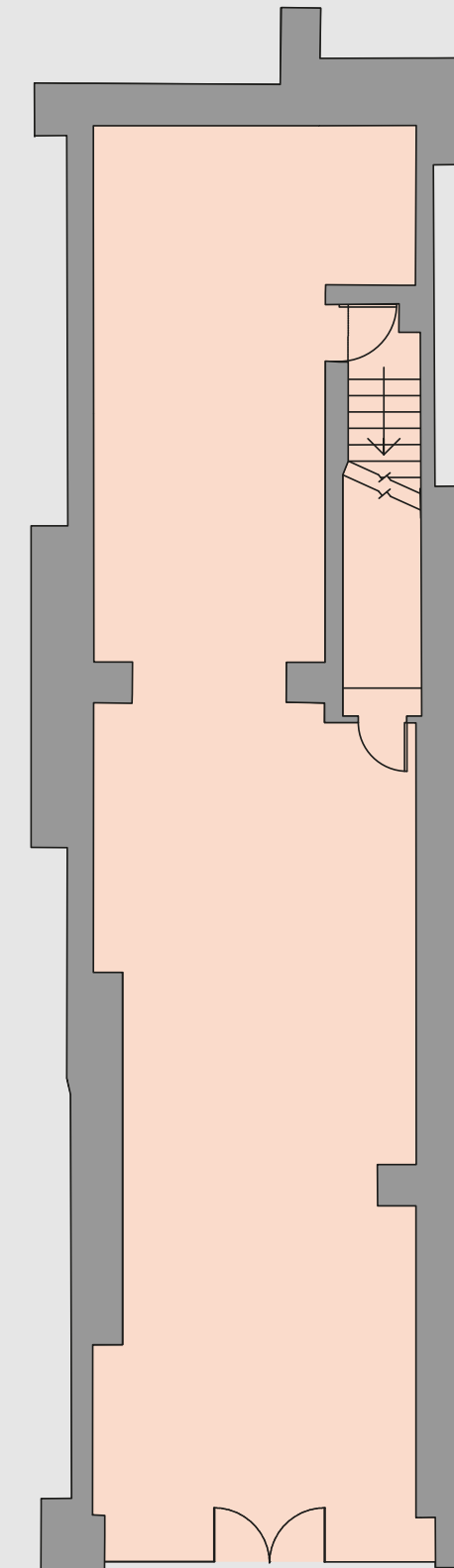
Area (NIA)	sq ft	sq m
Ground	1,173	109
First floor sales / ancillary	1,152	107
<b>Total</b>	<b>2,325</b>	<b>216</b>

## FIRST



ALBION STREET

## GROUND



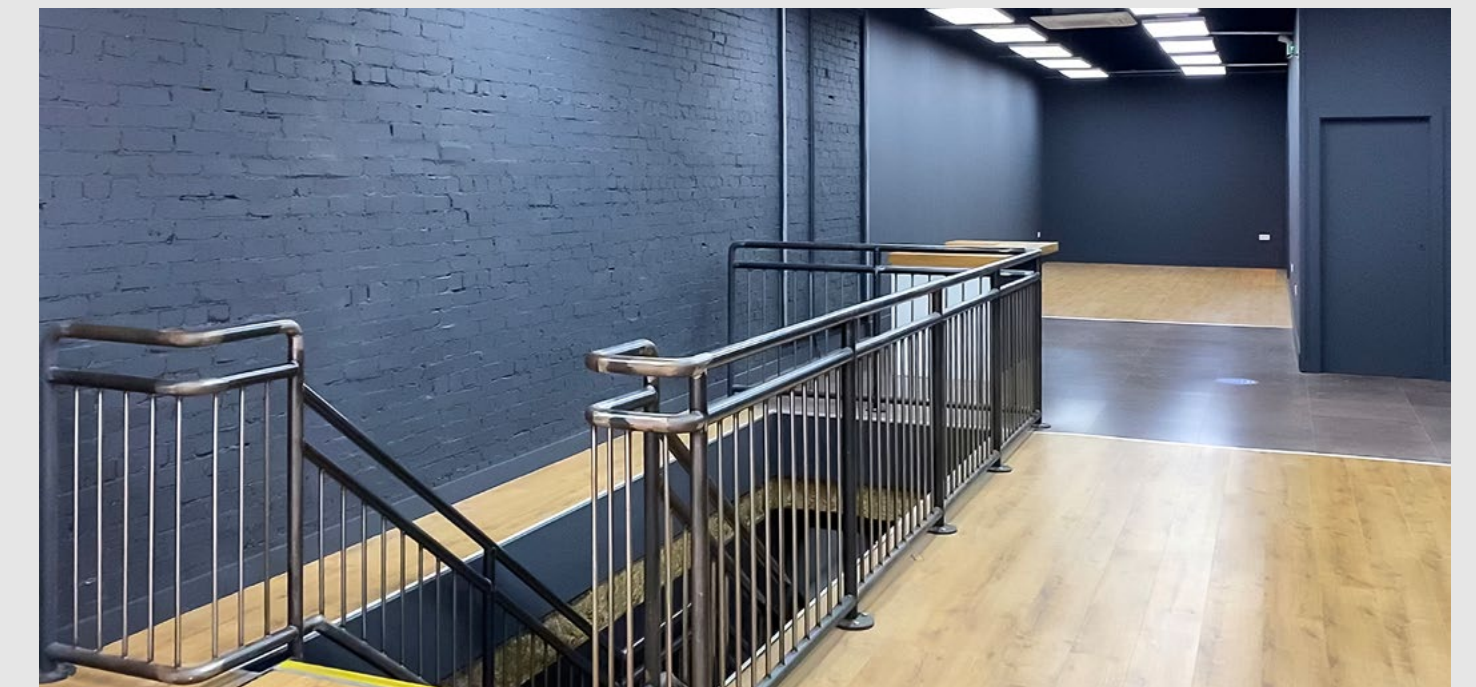
ALBION STREET

- Fitted 2,325 sq ft unit is currently configured over ground floor and first floor levels
- First floor storage and amenity area, as service access is directly into the first floor space
- Double height glazed frontage providing excellent natural light to the first floor, this level could also be used as an attractive trading area

The unit has excellent street presence and is located very close to the intersection of Albion Street with Commercial Street, providing significant all day / every day footfall and both streets providing entrances into Trinity Leeds.

Retailers in the immediate vicinity include Superdrug, Vidal Sassoon, Oliver Bonas, Sainsbury's and Boots.

Subject to an extraction solution (if required) the location would also appeal to grab and go food occupiers, with complementary nearby operators including Starbucks, Pizza Punks, Wok to Walk, 200 Degrees Coffee, McDonalds, Pret a Manger, Black Sheep Coffee and Greggs.



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