

Retail / Leisure Unit – To Let

Suitable for a variety of uses within Class E

94 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 a mix of retail and leisure neighbouring operators, including Roxy Lanes, Junkyard Golf, Waterstones, Curry's and Tamatanga.

Description

The unit is arranged over the ground and first floors. Benefits from an extensive and prominent frontage to Albion Street. The unit is expected to be Suitable for a variety of uses within Class E.

Accommodation

The unit provides the following gross internal areas:

Ground - 1,920 sqft

First Floor - 1,116 sqft

Terms

The unit is available for occupation on an effective full repairing and insuring basis for a term of years to be agreed at a rent of £65,000 pax.

Business Rates

The Valuation Office has assessed the unit having a Rateable Value of £68,000 from April 2023.

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.

Legal Costs

Each party to be responsible for their legal costs in relation to this transaction.

Viewing

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Pudney Shuttleworth
RETAIL & LEISURE PROPERTY CONSULTANTS