

HIGH STREET PROPERTY / CLASS E

77 Albion Street, Leeds LS1 5LD



Rent: £75,000 PA

Total Area

4,597 Sq ft / 427 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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SUBJECT TO VACANT POSSESSION**Location:**

The property is located on Albion Street which provides a busy pedestrian link between the city's Northern Quarter (Headrow, First Direct Arena and The Light) and the prime retail core of Trinity and Commercial Street. Nearby occupiers include, Specsavers, Waterstones, Currys PC World, Greggs and Slaters.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Available:

May 2024

Date Prepared:

Subject to Contract

Demise:

	Sq Ft	Sq M
Ground Floor Sales	1,722	160
Ground Floor Sales	62	5.8
Mezzanine	934	86.8
Lower Ground Sales	1,719	159.7
Lower Ground Store	160	14.9

Business Rates:

The premises currently has a rateable value of £66,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the year 2024 is £8,514.78

EPC:

Energy Performance Asset Rating - Available on request

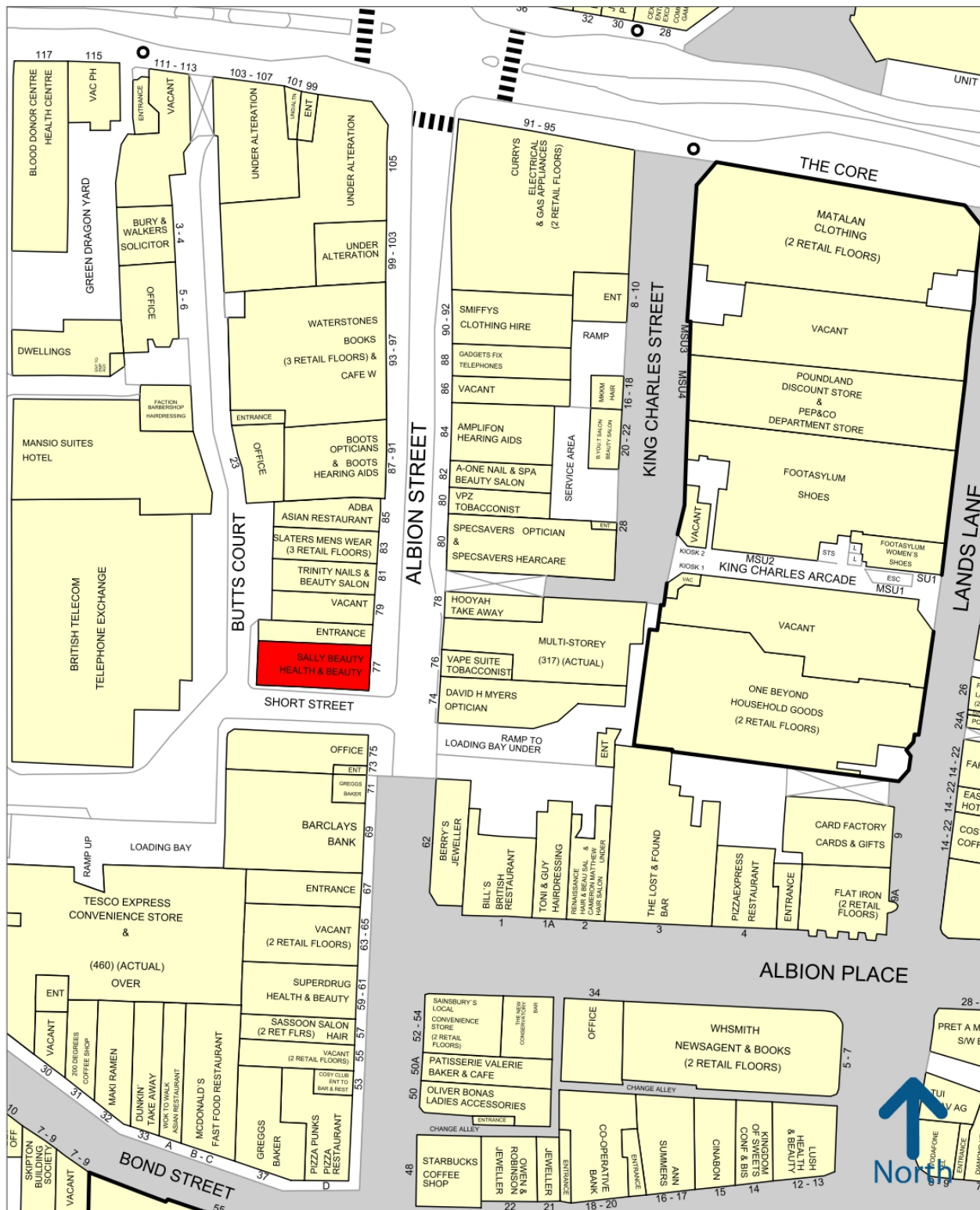
Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

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Leeds - Central



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