

# To Let-Under Offer



## Leeds

79 Albion Street, LS1 5AP

Ground Floor Area: 1,080 sq ft / 100.4 sq m

Rent: £40,000 PAX

## Location & Description:

- 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, Sally's Hair and Beauty and Slaters.
- The unit benefits from existing mezzanine floor which can be removed or retained.

### Demise:

Ground Floor 1,080 sq ft 100.4 sq m  
First Floor Mezzanine Sales 302 sq ft 28.1 sq m  
First Floor Mezzanine Store 57 sq ft 5.3 sq m

### Rent:

£40,000 pax

### Lease:

New FRI lease for a term to be agreed.

### Service Charge:

On-account service charge stands at approximately £2,251.80.

### EPC:

Available upon request.

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £35,500.

### Date Prepared:

April 2024

### Contact Us:

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### Carter Towler

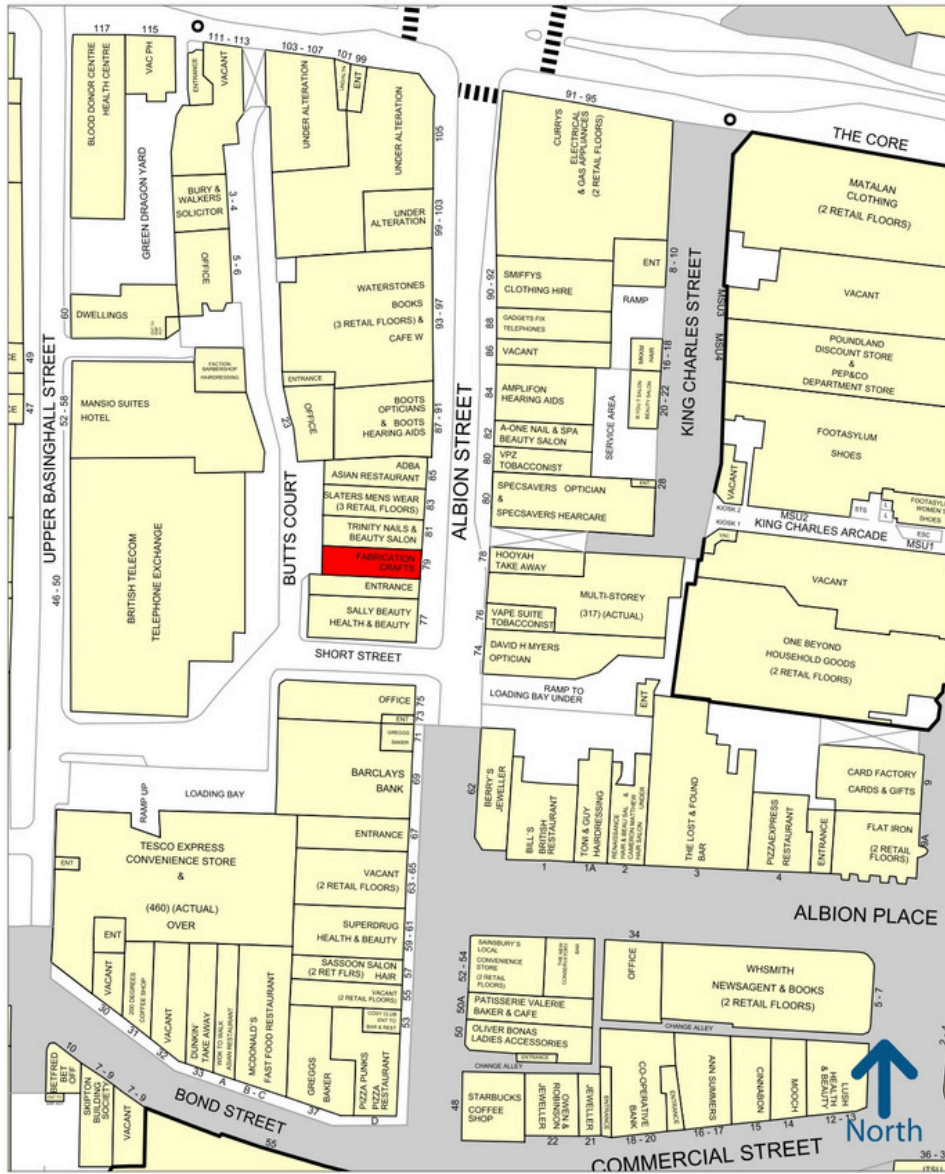
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Leeds - Central



50 metres  
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