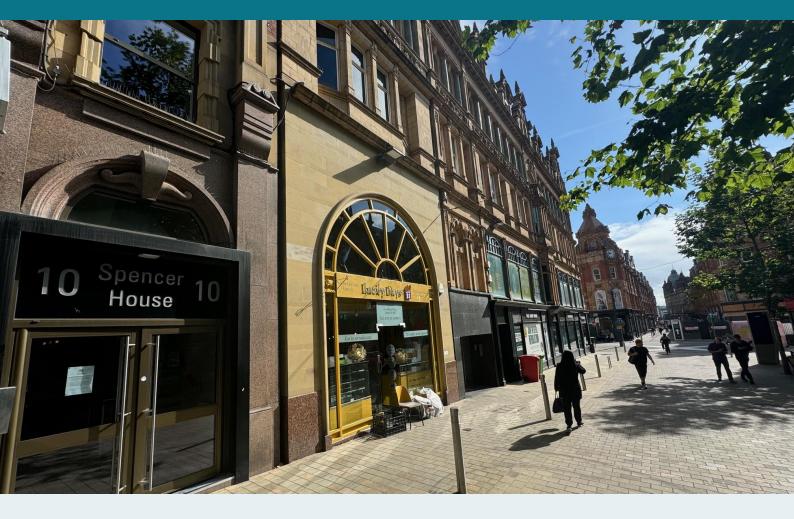
# **Leeds** 12A Albion Place

Class E Opportunity



### Location

The subject property occupies a highly visible position on Albion Place, a key street linking Briggate to Lands Lane. Located immediately adjacent to The Body Shop and Cotswold Outdoor with other nearby occupiers including Flat Iron, Hotel Chocolat and Pret A Manger.

#### **Demise**

The property is arranged over ground, first and second floors with the added benefit from outdoor seating, (subject to a pavement licence) comprising the following approximate net internal floor areas:

Total	1,660 sq ft	154 sq m
Second Floor (Seating)	516 sq ft	48 sq m
First Floor (Seating)	520 sq ft	48 sq m
Ground Floor (Sales)	624 sq ft	58 sq m

### **Tenure**

Subject to vacant possession the property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

# Rent

£75,000 per annum exclusive.

#### Rates

Rateable Value	£43,250	
Rates Payable	£21,581.75 pa	

Interested parties are advised to make their own enquiries to Leeds City Council 0113 376 0359.

## **EPC**

Available upon request.

For further information or to arrange a viewing please contact:





