

# 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:

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

### 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

<b>Rateable Value</b>	£43,250
<b>Rates Payable</b>	£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:

**forge**

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Created By: Forge

50 metres

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