

63/65
ALBION STREET
LEEDS LS1 5AA



Prime

RETAIL

OPPORTUNITY

Why 63/65 Albion Street?

- o Retail unit 9,150 sq ft
- o 2 trading floors
- o Potential leisure use
- o 8.85m footfall (170,000 per week)
- o Opposite Trinity Leeds shopping centre entrance
- o Adjacent to Vidal Sassoon and Superdrug and opposite Oliver Bonas, Patisserie Valerie and Starbucks



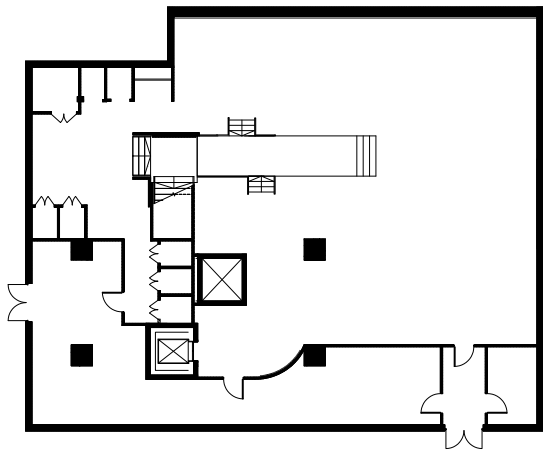


This extremely prominent unit sits at the pedestrianised junction of Albion Street and Albion Place and is highly visible from the prime Briggate pitch.

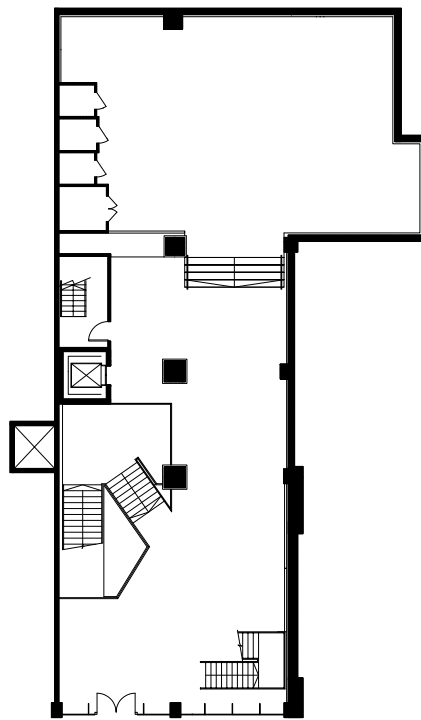
Occupiers in the immediate vicinity include Oliver Bonas, Starbucks, Superdrug, Bill's Restaurant and Sainsbury's.



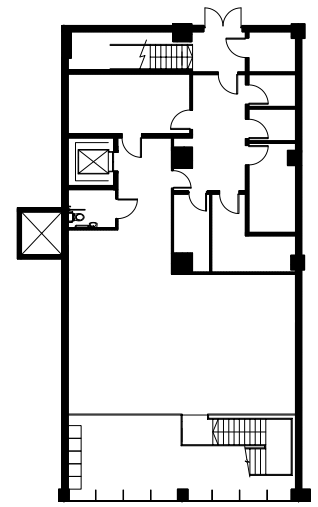
Floorplates



Lower Ground Floor 4,100 sq ft (381 sq m)



Ground Floor 3,800 sq ft (353 sq m)



First Floor 1,250 sq ft (116 sq m)

Lease

Available on a new lease, terms to be agreed

Rental

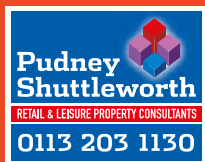
Upon application

Viewing

Available for immediate occupation



Josh Howe
0113 220 1239
Steve Henderson
0113 220 1206



Tom Hodgson
0113 203 1133
Richard Shuttleworth
0113 203 1132



Mark Proudlove
0113 388 4859



albionstreet-leeds.co.uk

Rateable Value

The unit has a rateable value of £267,500

Service Charge

The current service charge is approximately £30,000 per annum.

Accommodation Schedule

Area (NIA)	Sq ft	Sq m
Ground	3,800	353
Lower Ground	4,100	381
First floor stores / ancillary	1,250	116
Total	9,150	850

EPC

An EPC is available upon request

