LEEDS – 12A ALBION PLACE
A1 RETAIL OPPORTUNITY

Location
The subject property occupies a prime position on the pedestrianised Albion Place, adjacent to Snow + Rock and The Body Shop. The unit is a short walk away from both The Trinity Centre and Briggate and benefits from a significant level of footfall.

Other nearby occupiers include Pret A Manger, Hotel Chocolat and WH Smith.

Demise
The property is arranged over ground, first and second floor levels, providing the following approximate dimensions and areas:

<table>
<thead>
<tr>
<th>Level</th>
<th>Square Footage</th>
<th>Square Metres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>624 sq ft</td>
<td>58 sq m</td>
</tr>
<tr>
<td>First Floor</td>
<td>520 sq ft</td>
<td>48 sq m</td>
</tr>
<tr>
<td>Second Floor</td>
<td>516 sq ft</td>
<td>48 sq m</td>
</tr>
<tr>
<td>Total</td>
<td>1,660 sq ft</td>
<td>154 sq m</td>
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</tbody>
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Tenure
The property is available by way of a new effectively full repairing and insuring lease for a term of 10 years subject to 5 yearly upward only rent reviews.

Rent
Upon application.

Rates
Rateable Value: £43,250

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

EPC
Available upon request.

Further Information
For further information or to arrange a viewing please contact the sole agents
Robinson Webster.

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