

LEEDS

50A ALBION STREET

PRIME SHOP UNIT TO LET



LOCATION

The premises occupy a prime location on Albion Street, very close to its junction with Commercial Street and in the immediate vicinity of retailers including **Next, Urban Outfitters, Austin Reed, Superdrug, Starbucks** and **Barclays Bank**.

ACCOMMODATION

The unit is arranged over ground and first floors and consists of the following approximate floor areas and dimensions:

Internal Width	4.88 m	16 ft 0
Ground Floor Sales	69.8 sq m	751sq ft
First Floor Ancillary	37.2 sq m	400 sq ft

LEASE TERM

The premises are available by way of a new 10 year effectively full repairing and insuring lease.

RENT

£67,500 per annum exclusive.

RATES

We have made verbal enquiries with the Local Rating Authority and have been informed that the property is subject to the following assessment:

Rateable Value (2010 list): £95,000

Prospective tenants are advised to make their own enquiries with the Local Rating Authority.

VIEWING

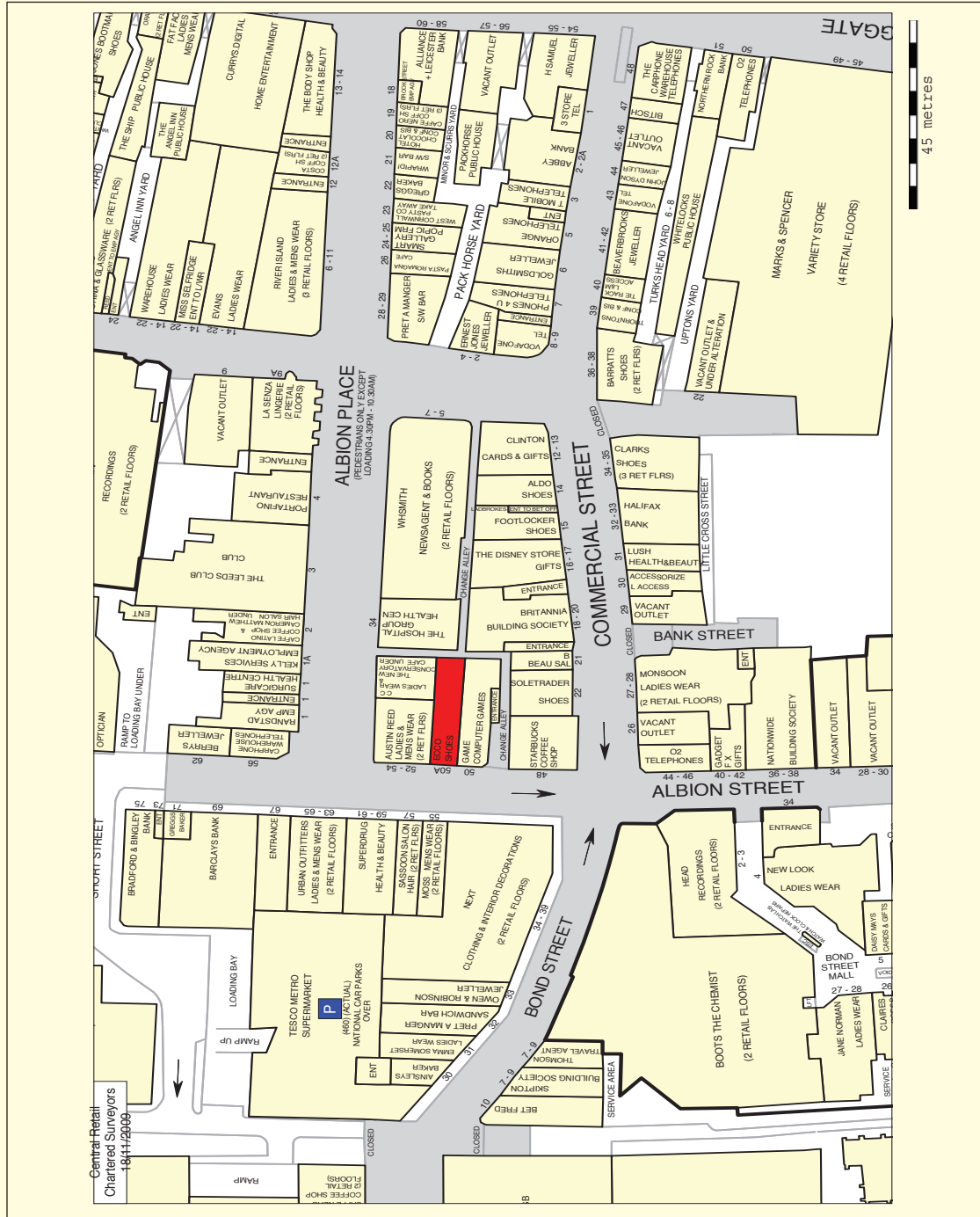
Viewing is strictly via sole agents, Central Retail:

Contact:- Tom Limbert - tom@central-retail.co.uk

SUBJECT TO CONTRACT



Leeds - Central



goad For more information on our products and services
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2007 Experian Ltd All Rights Reserved
This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2007. Licence number PU 100017318.
For full terms & copyright conditions visit www.goadplans.co.uk

CR CENTRAL RETAIL
CHARTERED SURVEYORS

Central Retail, for themselves and for the vendors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Central Retail cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Central Retail has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Central Retail will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.