

# LEEDS

## 85 ALBION STREET

### RETAIL UNIT TO LET



#### LOCATION

The premises are situated in a prominent position on Albion Street, close to the 1 million sq ft Trinity Leeds Shopping Centre which is opening in Spring 2013.

Main retailers situated in the immediate vicinity include **Specsavers**, **Austin Reed**, **Superdrug**, **Waterstones** and **Urban Outfitters**.

#### ACCOMMODATION

The subject premises are arranged over ground floor only and provide the following approximate dimensions and floor areas:

Internal Width	5.18 m	(17') ft
Shop Depth	20.72 m	(68') ft
Ground Floor Sales	90.39 sq m	(973) sq ft

#### TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of 10 years subject to 5 yearly upwards only rent reviews.

#### RENT

£55,000 per annum exclusive.

#### RATES

We have made enquiries with the Local Rating Authority and have been informed that the unit subject to final rating assessment £64,500.

We advise prospective tenants to make their own enquiries with the Local Rating Authority.

#### VIEWING

Viewing is strictly via appointment with Central Retail.

Contact: 0113 2448668

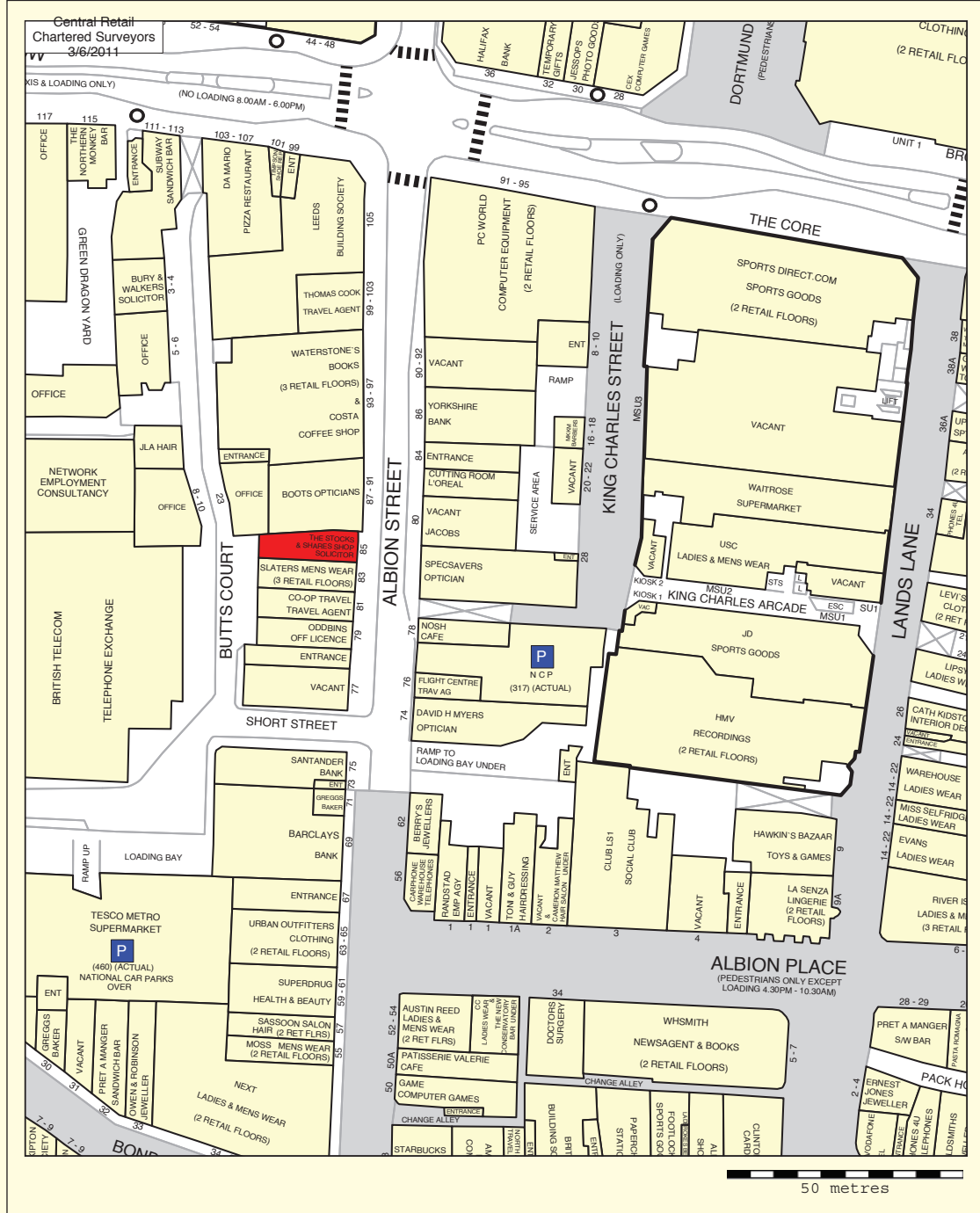
Adam Jennings – adam@central-retail.co.uk

Tom Limbert – tom@central-retail.co.uk

#### SUBJECT TO CONTRACT



Leeds



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www.goadplans.co.uk  
0845 6016011  
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