

TO LET

Unit 4 Upper Mall
St Johns Shopping Centre
IDEAL FOR LEISURE USES
Leeds



Location

St Johns Shopping Centre attracts approximately 9 million shoppers per annum / 175,000 per week, located in the city's Northern Quarter, benefiting from close proximity to:-

The prime retail core - The Light leisure scheme - The Core and Merrion Shopping Centres - Leeds First Direct Arena - Leeds General Infirmary - Leeds University and Metropolitan University

Existing tenants include McDonalds, The Post Office, Subway, Poundland, Bargain Buys, The Officers Club, Warren James, Bodycare, Card Factory and Roman Originals.

The centre has a 330 spaced multi storey Q Park run shopper car park directly above the retail element.

St Johns has 83,000sqft of office tenants immediately above the retail with tenants including William Hill, Sanef and NSPCC.

Accommodation

The subject unit is arranged on the ground floor only. There is the potential to increase the space significantly to cater for requirements up to circa 6,000-7,000sqft.

The shopper car park lifts are in very close proximity. Additional rear access allowing for out of hours access for trade.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	3,349	311.1

Rent

Upon application

Tenure

A new effectively full repairing and insuring lease is available for a term of years to be agreed. A short term lease can be made available.

Business Rates

We understand that the unit is assessed under the 2010 revaluation at £38,250. From 1 April 2015 the Rates Payable will be £18,857.25 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Leeds City Council.

EPC

Energy Performance Asset Rating - TBC

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT
Details prepared June 2015

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jonathan News

+44 (0)113 212 3501

+44 (0)7796 686469

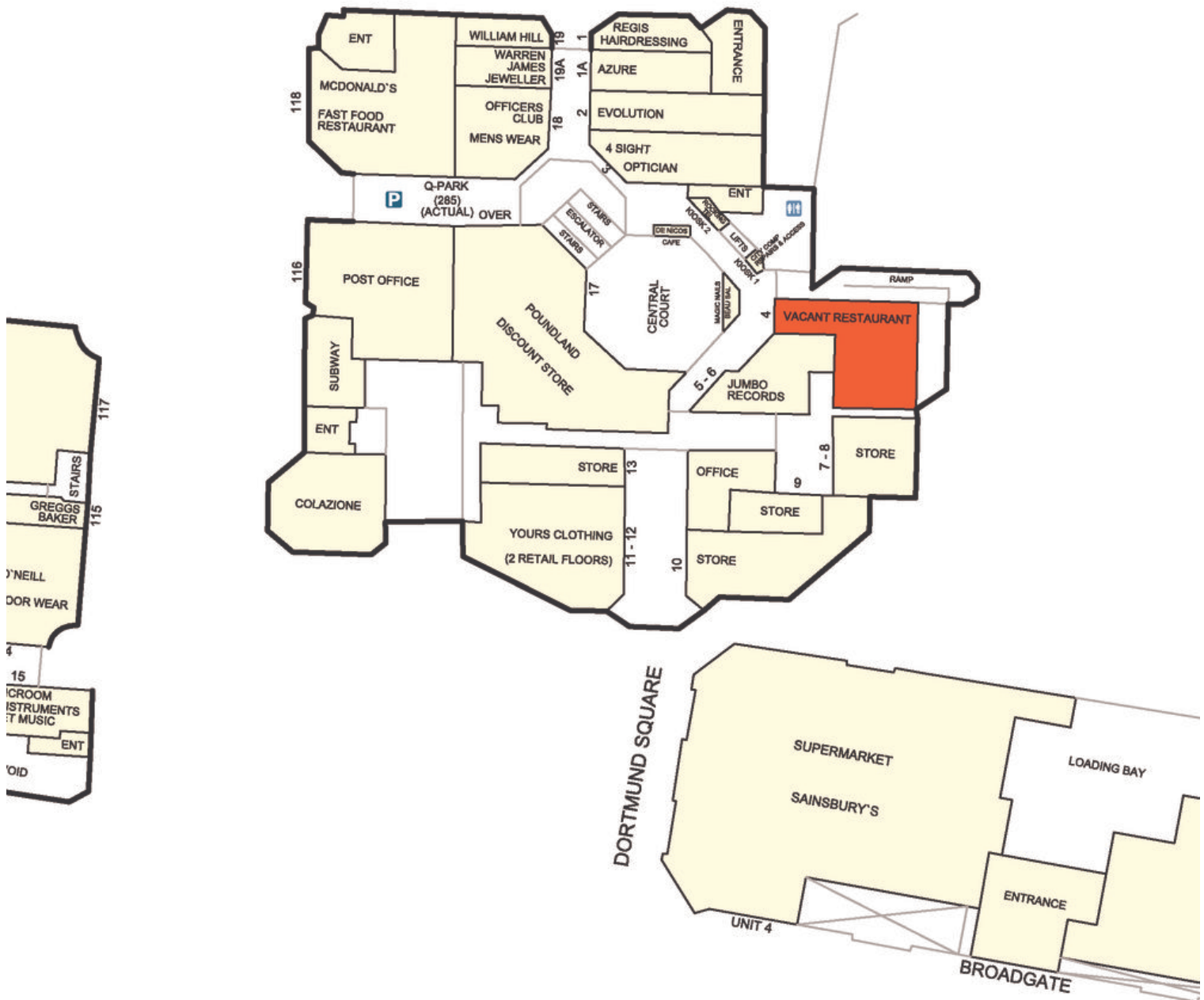
jonathan@barkerproudlove.co.uk

Mark Proudlove

+44 (0)113 388 4859

+44 (0)7808 479310

mark@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. June 2015.