

LEEDS Unit 31 Bramley Shopping Centre

PROMINENT RETAIL UNIT TO LET



LOCATION

Bramley is a densely populated suburb of Leeds approximately 4 miles north-west of the city centre just off the main A647 Stanningley by-pass. Bramley Shopping Centre is the focal point for shopping the area, boasting:

- Footfall of approximately 4 million per annum
- Free wi-fi
- Free parking
- Adjacent to the bus terminus

The scheme is anchored by a Tesco supermarket alongside a number of multiple retailers including the likes of **Costa, Boots, William Hill, Poundstretcher, Card Factory, Crawshaw's Butchers, The Post Office, Greggs, Farmfoods, Halifax Building Society, Brighthouse** and **Pizza Hut**.

The subject unit occupies a prominent position in close proximity to Brighthouse, The Post Office and Pizza Hut.

ACCOMMODATION

The unit is planned on ground floor and basement levels and has the following approximate areas :

Floor	sq ft	sq m
Ground	760	70.61
Basement	618	57.41

TERMS

The premises are available by way of new effectively full repairing and insuring lease for a term to be agreed.

RENT

£17,000 per annum exclusive.

RATES

We are advised by the Local Rating Authority that the property is assessed for business rates as follows (interested parties should verify these figures with Leeds City Council business rates department – 0113 247 6983).

Rateable Value	UBR (2015/2016)	Rates Payable
£16,000	0.480	£7,680

SERVICE CHARGE

The service charge for 2015 is £5,035

EPC

An EPC has been commissioned and a copy will be made available for inspection by interested parties.

LEGAL

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

SUBJECT TO CONTRACT

SUBJECT TO VACANT POSSESSION

VIEWING

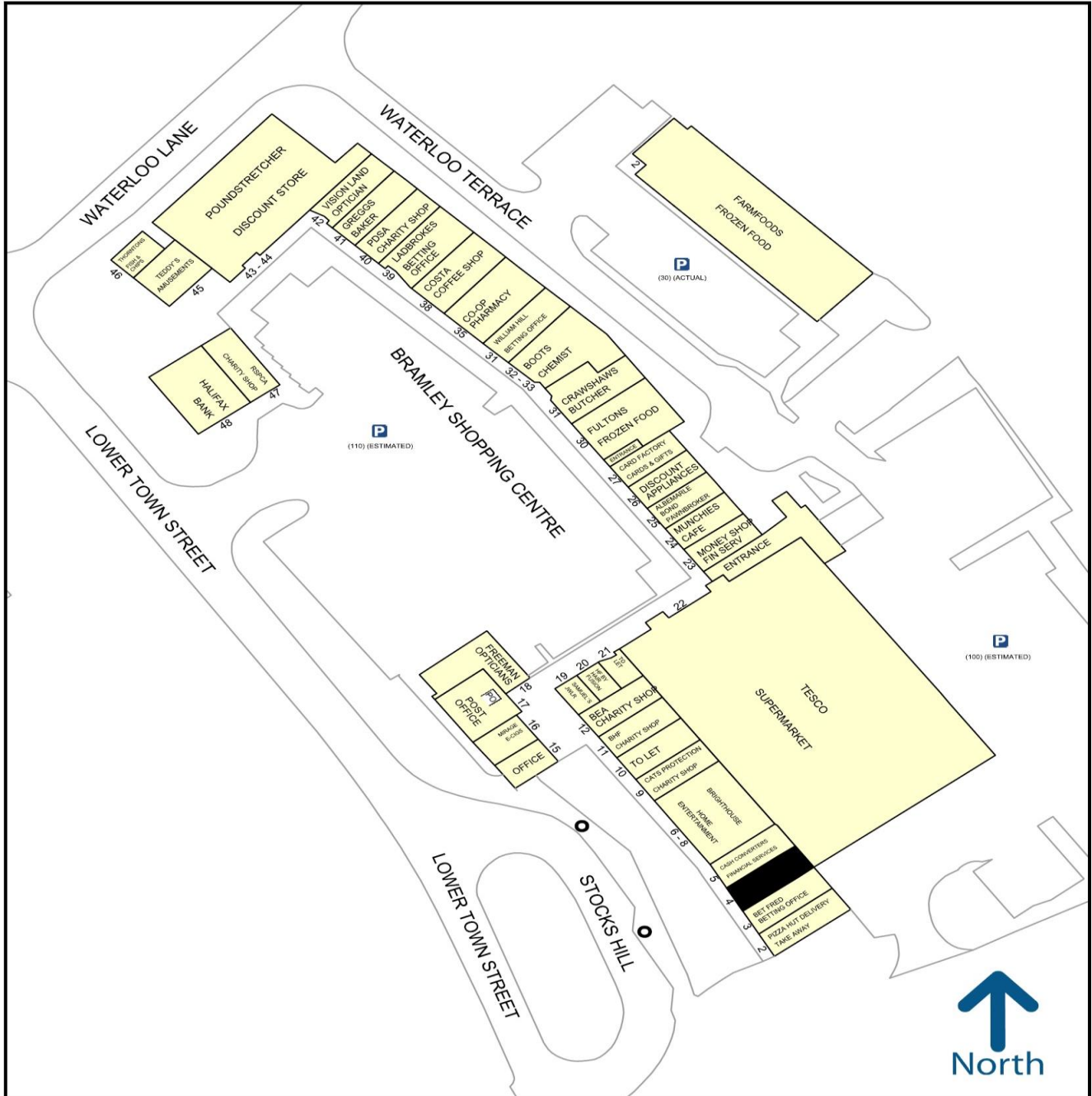
For further information or to arrange a viewing, please contact **Jackson Criss** on 0113 819 8998

Richard Webster
richardw@jacksoncriss.co.uk

Alternatively, please contact Mark Proudlove at Barker Proudlove on 0113 338 4848



Leeds - Bramley Shopping Centre



50 metres

Experian Goad Plan Created: 30/07/2015
Created By: Jackson Criss

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



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