

# BRAMLEY, LEEDS LS13 2ET

## UNIT 39 BRAMLEY SHOPPING CENTRE

### SHOP / OFFICE WITH A5 POTENTIAL



#### 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. Located on Lower Town Street, Bramley Shopping Centre is the focal point for shopping in the area, boasting :

- Footfall of approximately 4 million per annum
- Free parking – over 240 spaces
- Free wi-fi
- Adjacent to the bus terminus

The scheme is anchored by a **Tesco** supermarket alongside a number of multiple retailers including **Costa, Boots, Greggs, Card Factory, Farmfoods, The Post Office, Cooplands Bakers** and **Pizza Hut**.

The unit occupies a prominent position **overlooking the main car park**.

#### ACCOMMODATION

The premises comprise the following approximate dimensions and net floor areas:

Ground Floor	766 sq ft	68.10 sq m
First Floor	647 sq ft	60.11 sq m

#### LEASE

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

#### RENT

£25,000 per annum exclusive.

#### COSTS

Each party will be responsible for their own costs in this transaction.

#### RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 15,000.00
UBR (2020/2021)	49.9p
Estimated Rates Payable (2020/2021)	£ 7,485.00
Estimated Payable with Retail Relief	£ NIL

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset rating is Band C (65). A copy of the EPC is available upon request.

#### SERVICE CHARGE

The on-account service charge for 2021 is £4,539 plus VAT.

#### VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

#### VIEWING & FURTHER INFORMATION

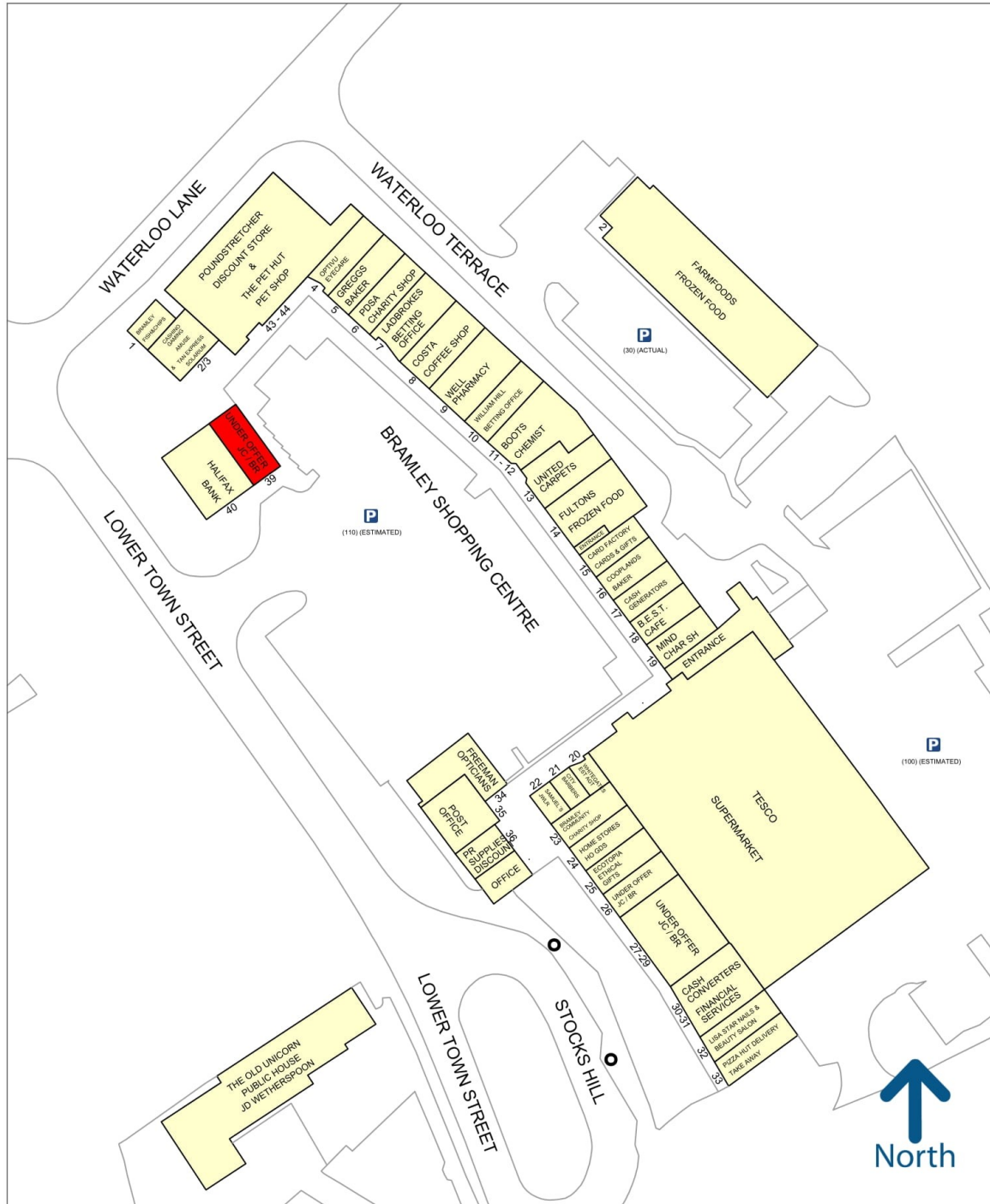
Please direct all enquiries to Brassington Rowan:

Jason Oddy D: 0113 383 3759  
M: 07718 159671  
E: [jason.odd@brassrow.co.uk](mailto:jason.odd@brassrow.co.uk)

John Birtwistle D: 0113 383 3758  
M: 07711 646990  
E: [john.birtwistle@brassrow.co.uk](mailto:john.birtwistle@brassrow.co.uk)

Or our joint agent, Richard Webster at Jackson Criss (0113 819 8998).

**SUBJECT TO CONTRACT**



Experian Goad Plan Created: 15/09/2021  
Created By: Brassington Rowan



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