

LEEDS – FIRST FLOOR SPACE Suite15a Bramley Shopping Centre

RETAIL SHOP 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
- 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**.

ACCOMMODATION

There available space is a former dentist's surgery, providing flexible accommodation with the potential for alternative uses, including offices and quasi-retail (subject to planning). The suite is located above the main retail parade, overlooking the principal car park.

Floor	sq ft	sq m
The Suite	666 sq ft	61.87 sq m

TERM

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

RENT

£6,750 per annum exclusive.

RATES

We are advised by the Local Rating Authority, that the rates are assessed as follows (interested parties are asked to verify these figures with the Local Authority:-

Rateable Value	UBR (2015/2016)	Rates Payable
£5,600	0.480	£2,688

SERVICE CHARGE

The service charge for 2015 is £ 2,433.08 per annum.

ENERGY PERFORMANCE CERTIFICATE

The suite has an Energy Performance Asset Rating of Band G (156). A copy of the EPC is 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

VIEWING

For further information or to arrange a viewing, please contact **Jackson Criss** on **020 7637 7100**:

Richard Webster
07739 680 472
richardw@jacksoncriss.co.uk

Alternatively, please contact: Mark Proudlove at Barker Proudlove on 0113 388 4848

