# jackson Criss

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West End House, 11 Hills Place London W1F 7SE www.jacksoncriss.co.uk

## 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**:

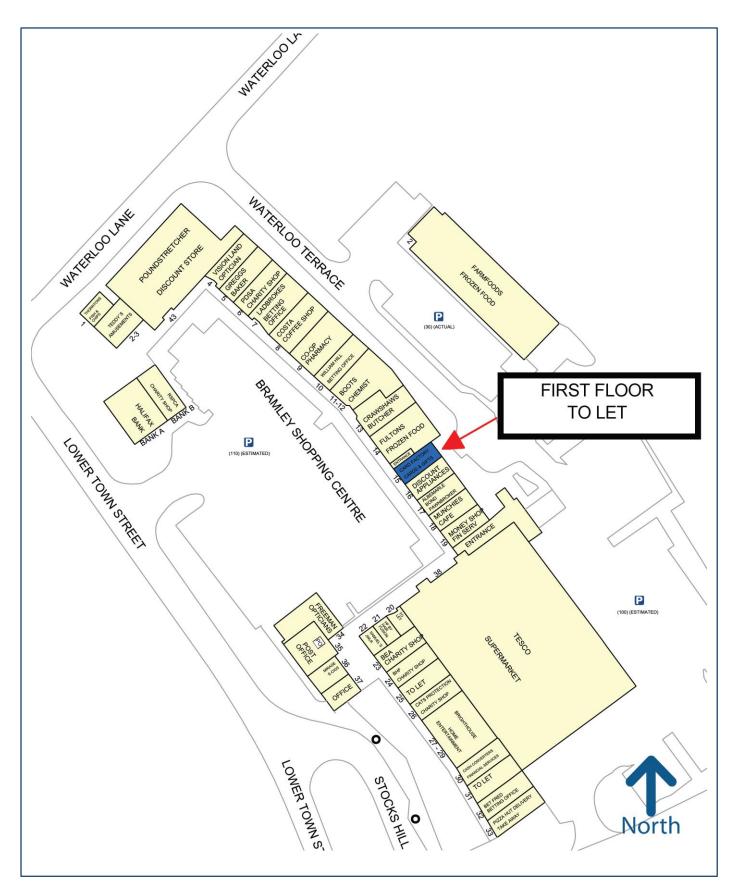
Richard Webster 07739 680 472 richardw@jacksoncriss.co.uk

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

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