## **BRAMLEY - UNIT 39 BRAMLEY SHOPPING CENTRE**



- Bramley is a densely populated suburb of Leeds approximately 4 miles north west of the city centre
- Free parking and footfall of approximately 4.2 million per year
- Anchored by 40,000 sq ft **Tesco** with other tenants including **Costa**, **Boots**, **Greggs**, **Card Factory**, **Farmfoods**, **Post Office** and **Cooplands**
- Under the new E Use Class the property could be used as a **shop**, **café**, **restaurant**, **nursery** or **gym** without the need for a planning application.

#### TO LET

A new effectively full repairing and insuring lease for a term to be agreed.

#### **RENT**

Details on application.

FLOOR AREAS SQ FT SQ M
Ground Floor: 766 68.10
First Floor: 647 60.11

#### SERVICE CHARGE

The on-account service charge for the period 1<sup>st</sup> January 2021 to 31<sup>st</sup> December 2021 is £4,539 plus VAT

#### **EPC**

The unit has an Energy Performance Asset Rating in Band C (65).

#### RATEABLE VALUE

£15,000

Eligible businesses will benefit from rates relief for the 2021/22 period – please contact the Local Authority for full details.

SUBJECT TO CONTRACT





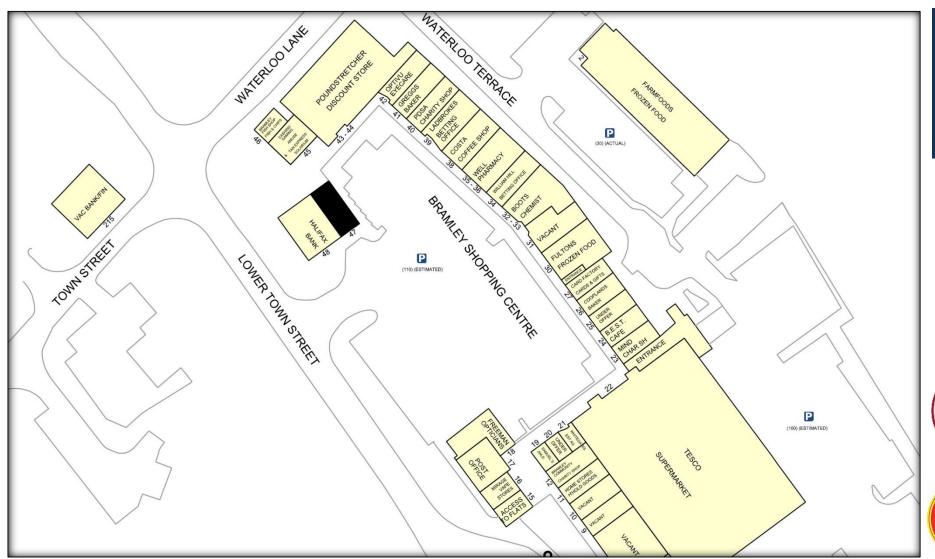
IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on be

# PROMINENT SHOP TO LET

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### **VIEWING**

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#### **Money Laundering Regulations**

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.













