

BRAMLEY - UNIT 39 BRAMLEY SHOPPING CENTRE



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 1st January 2021 to 31st 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



- 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.

PROMINENT SHOP TO LET

jackson
criss

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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.

