

TO LET

Unit 8 Lower Ground St Johns Shopping Centre Leeds



Location

St Johns Shopping Centre attracts approximately 9 million shoppers per annum / 175,000 per week, located in the city's Northern Quarter, benefiting from close proximity to:-

The prime retail core - The Light leisure scheme - The Core and Merrion Shopping Centres - Leeds First Direct Arena - Leeds General Infirmary - Leeds University and Metropolitan University

Existing tenants include McDonalds, The Post Office, Subway, Poundland, Bargain Buys, The Officers Club, Warren James, Bodycare, Card Factory and Roman Originals.

The centre has a 330 spaced multi storey Q Park run shopper car park directly above the retail element.

St Johns has 83,000sqft of office tenants immediately above the retail with tenants including William Hill, Sanef and NSPCC.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,405	130.5
Ground Floor Ancillary	80	7.4
Mezzanine Ancillary	223	20.7
First Floor Ancillary	517	48.0

Rent

£45,000 per annum exclusive

Tenure

A new effectively full repairing and insuring lease is available for a term of years to be agreed.

Business Rates

We understand that the unit is assessed under the 2010 revaluation at £86,500. From 1 April 2016 the Rates Payable will be £42,990.50 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Leeds City Council.

Service Charge

The on-account service charge for the year 2015 stands at approximately £22,208.

EPC

Energy Performance Asset Rating - TBC

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared February 2016

Viewing Strictly through the sole letting agent.

Barker Proudlove

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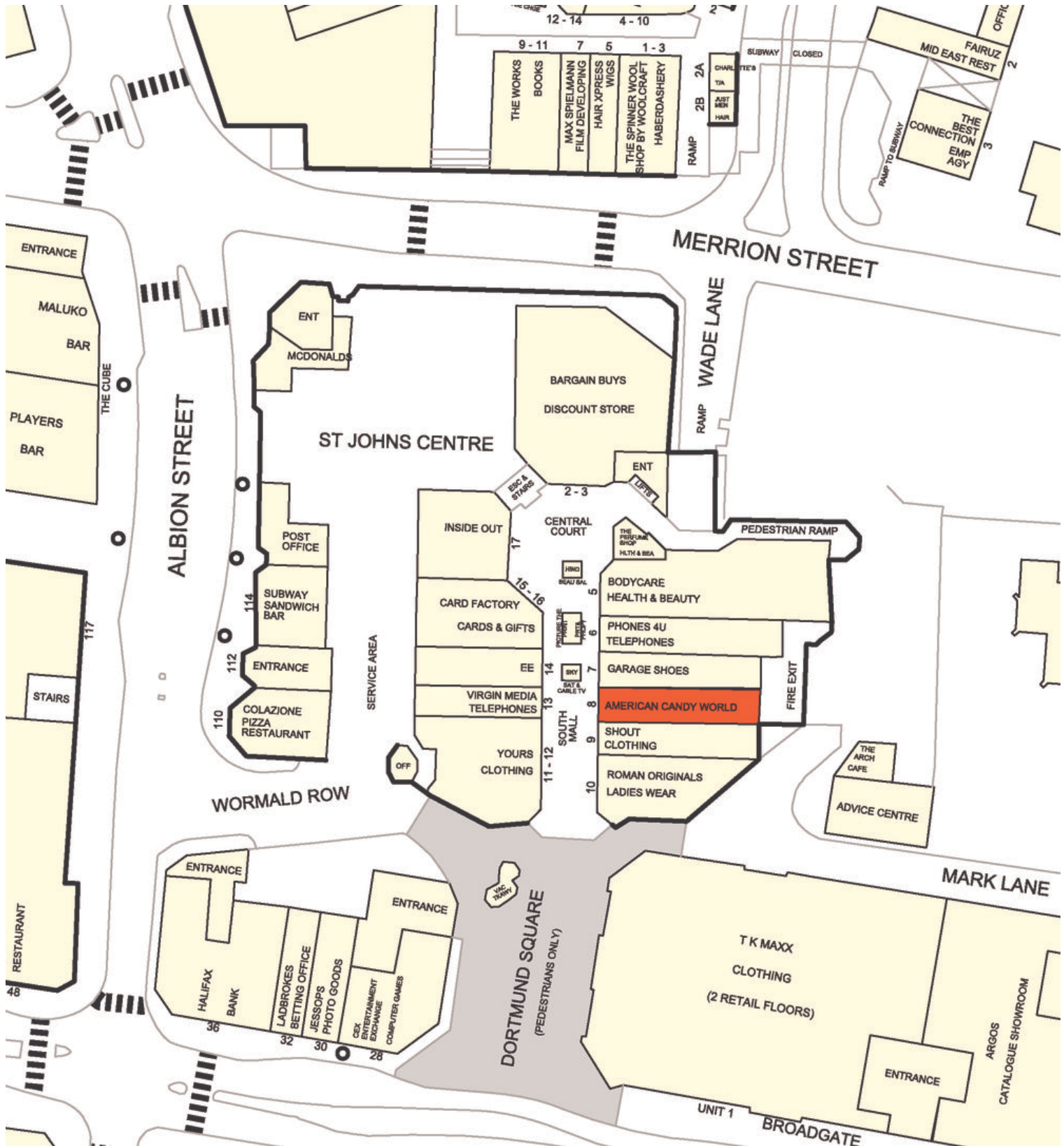
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