

TO LET

Unit 25, 10 Bramley Shopping Centre Bramley



Location

Bramley is a densely populated suburb of Leeds approximately 4 miles north-west of the city centre.

Footfall of 4.2 million per annum (approximately), free parking with over 300 spaces and free wifi.

The scheme is anchored by a Tesco supermarket alongside a number of multiple retailers including the likes of Boots Chemist, Poundstretcher, Card Factory, Crawshaw's Butchers, The Post Office, Greggs, Farmfoods, Halifax Building Society, Costa and Pizza Hut.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	715	66.4
Basement	782	72.7

Rent

We are seeking rental offers in the order of £18,000 per annum exclusive.

Tenure

The unit is available by way of a new full repairing and insuring lease with a term of years to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £14,750.

For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The current service charge for 2018 is approximately £5,538 per annum.

EPC

Energy Performance Asset Rating - C

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 June 2018

Viewing Strictly through the joint letting agents.

Barker Proudlove

Mark Proudlove

+44 (0)113 388 4859

+44 (0)7808 479310

mark@barkerproudlove.co.uk

Rebecca Heptonstall

+44(0)113 212 3500

+44(0)7715 670834

rebecca@barkerproudlove.co.uk

Jackson Criss

Richard Webster

0113 819 8998

07739 680 472

richardw@jacksoncriss.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. June 2018.