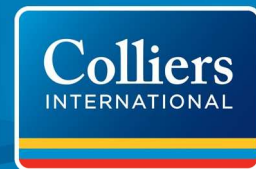


SHOP TO LET – SUBJECT TO VACANT POSSESSION



Yorkshire – Xscape, Unit 4, WF10 4TA

> Action packed retail & leisure scheme

> Multiplex Cinema

> Junction 32 of M62



LOCATION

Xscape is located on junction 32 of the M62, 10 miles east of Leeds, immediately between the Freeport Factory Outlet Centre and the motorway, therefore benefitting from excellent road access.

The premises are located opposite Surfanic and close to Frankie & Benny's and with other retailers in the vicinity including Ellis Brigham, Sweatshop and Trespass.

ACCOMMODATION

The premises are arranged on ground floor and comprises the following approximate dimensions and net internal floor areas:

Internal Width	7.3m	23 ft 11 ins
Shop Depth	12.26 m	40 ft 4 ins
Ground Floor	928 sq ft	86.2 sq m

TENURE

The premises are available on a new lease by arrangement.

COMMENCING RENT

£37,500 per annum exclusive.

A turnover related rent can also be considered.

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£23,000
UBR (2015/16)	49.3p
Rates Payable	£11,339

Rates to be checked by prospective tenant

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

EPC

An Energy Performance Certificate for the property is available on request.

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

CONTACT US

All viewings to be arranged with Colliers International, through:

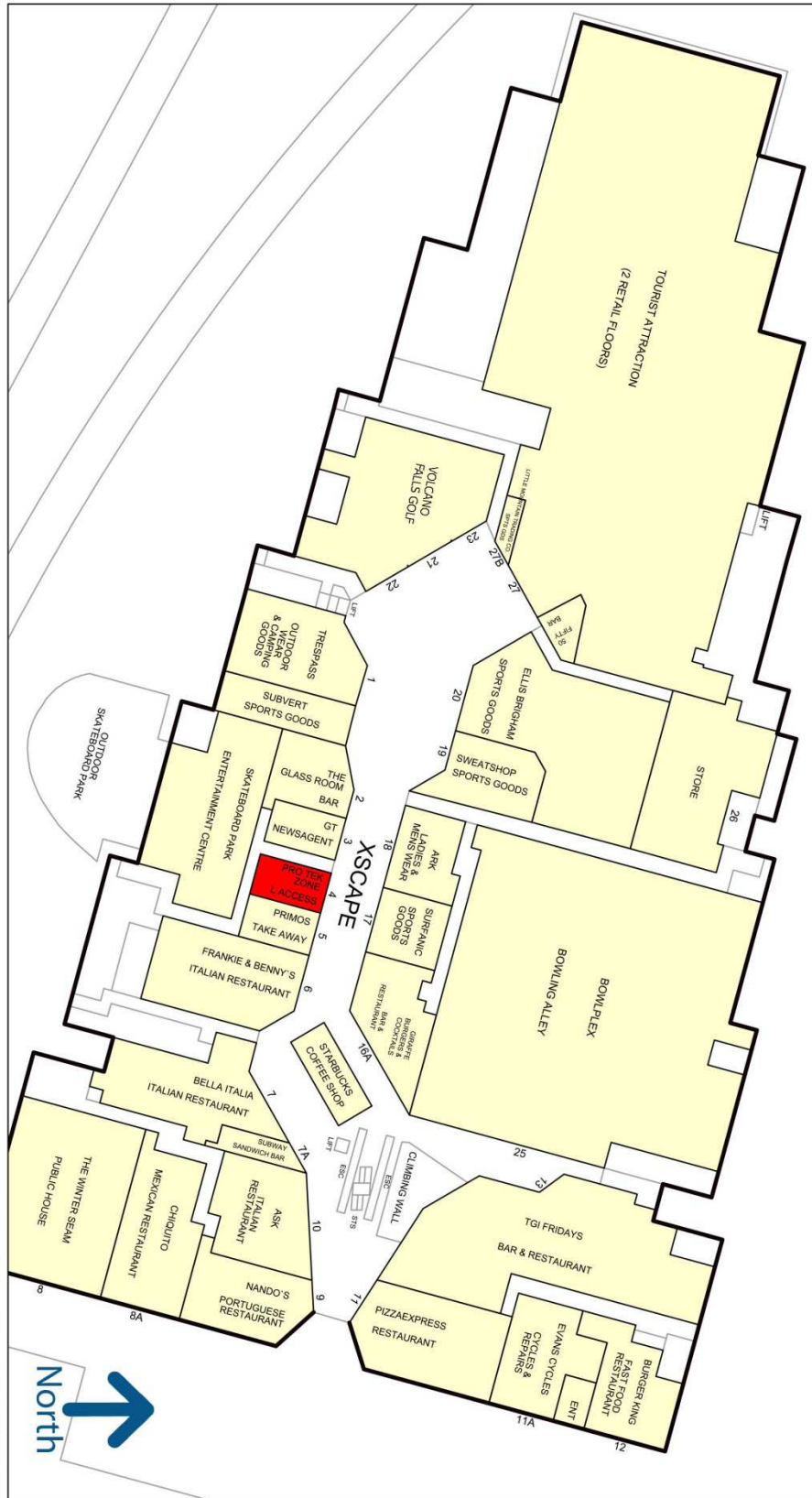
Rupert Long
+44 20 7344 6853
Rupert.long@colliers.com

Colliers International
50 George Street
London W1U 7GA
+44 20 7935 4499

www.colliers.com/uk/retail



Castleford - Junction 32 Outlet Shopping Village



50 metres



Mapping sourced from OS Ordnance Survey
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For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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