

TO LET

First Floor Space, Suite 15a Bramley Shopping Centre Bramley



Location

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

4 million shoppers 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, Poundstretcher, Card Factory, Crawshaw's Butchers, The Post Office, Greggs, Farmfoods, Halifax Building Society, BrightHouse and Pizza Hut.

Accommodation

The available space is a former dentist's surgery, providing flexible accommodation with the potential for alternative uses, including offices and quasi-retail (subject to planning).

The suite is located above the main retail parade, overlooking the principal car park.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Suite Area	666	61.9

Rent

We are seeking rental offers in the order of £6,750 per annum exclusive.

Tenure

The accommodation is available by way of a new lease for a term to be agreed.

Business Rates

We understand that the unit is assessed under the 2010 revaluation at £5,600. From 1 April 2015 the Rates Payable will be £2,761 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.

EPC

Energy Performance Asset Rating - G

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 March 2015

Viewing Strictly through the joint letting agents.

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