

BRAMLEY, LEEDS LS13 2ET

UNIT 15A BRAMLEY SHOPPING CENTRE

FIRST FLOOR FITTED OFFICE



LOCATION

Bramley is a densely populated suburb of Leeds approximately 4 miles north-west of the city centre, just off the main A647 Stanningley by-pass. Located on Lower Town Street, Bramley Shopping Centre is the focal point for shopping in the area, boasting :

- Footfall of approximately **4 million per annum**
- 2 hours **free parking** – over 240 spaces
- Adjacent **bus terminus**
- **Free wi-fi**

The scheme is anchored by a **Tesco** supermarket alongside a number of multiple retailers including **Costa, Boots, Greggs, Card Factory, Farmfoods, The Post Office, Cooplands Bakers** and **Pizza Hut**.

The premises are accessed via the main parade with car parks to the front and rear.

ACCOMMODATION

The premises comprise the following approximate net floor areas:

First Floor Office	666 sq ft	61.87 sq m
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LEASE

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

RENT

£7,500 per annum exclusive.

COSTS

Each party will be responsible for their own costs in this transaction.

RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 3,950.00
UBR (2020/2021)	49.9p
Estimated Rates Payable (2020/2021)	£ 1,971.05
Estimated Payable with Retail Relief	To be confirmed

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to Covid, small business and/or transitional relief.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset rating is Band C (65). A copy of the EPC is available upon request.

SERVICE CHARGE

The service charge is included in the rent.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

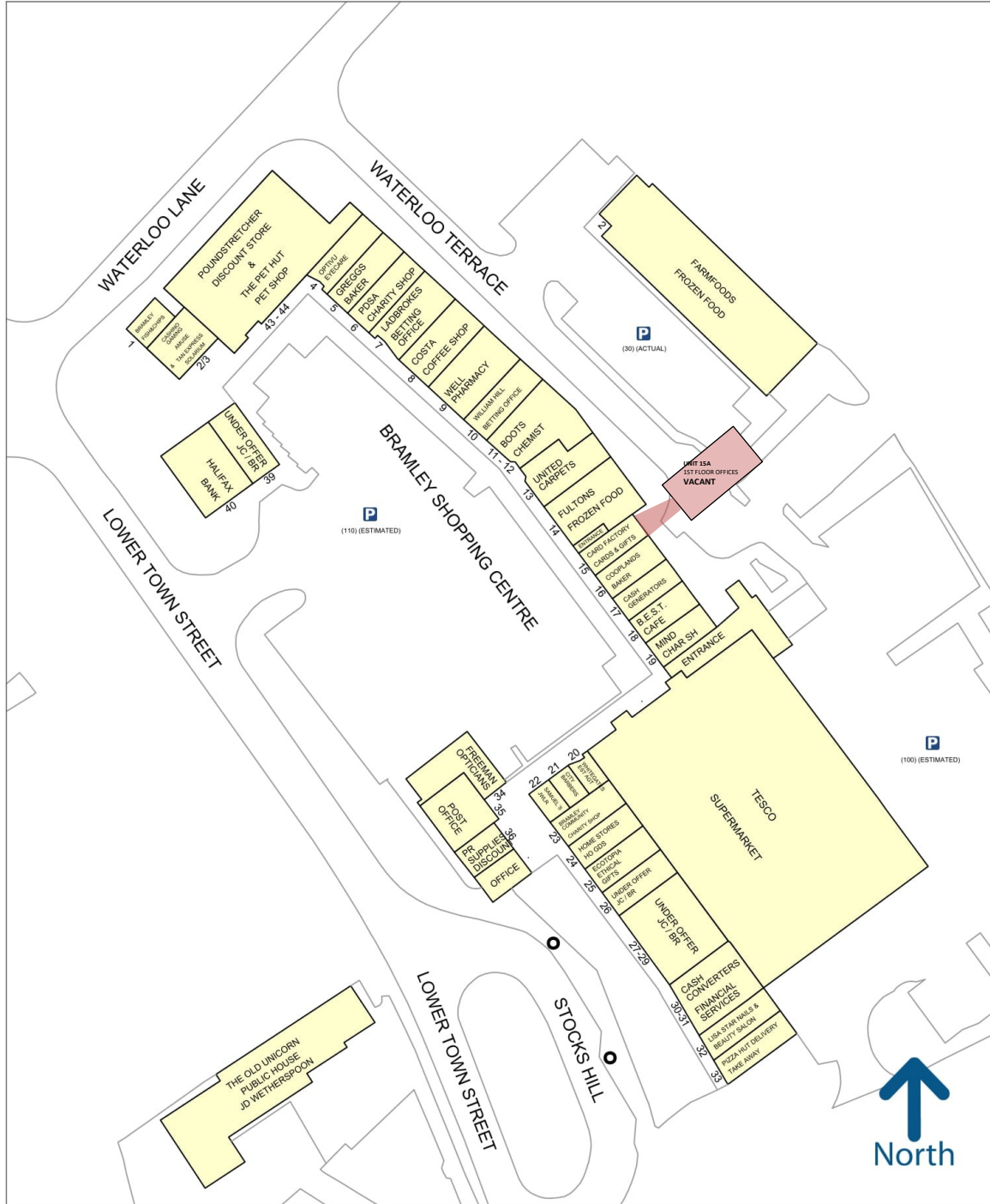
Please direct all enquiries to Brassington Rowan:

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Or our joint agent, Richard Webster at Jackson Criss (0113 819 8998).

SUBJECT TO CONTRACT



50 metres

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Created By: Brassington Rowan



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