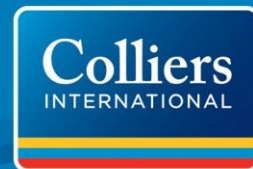


# RETAIL UNIT TO LET ON NEW LEASE

Yorkshire – Xscape, Unit 26, 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 Billabong Clothing and close to Frankie & Benny's and with other retailers in the vicinity including Ellis Brigham, Sweatshop and Trespass.

## ACCOMMODATION

The premise is arranged on ground floor and comprises the following approximate dimensions and net internal floor areas:

Ground Floor      473sq m    5,100 sq ft

## TENURE

The premises are available on a new lease by arrangement.

## COMMENCING RENT

£50,000 per annum exclusive.

A turnover related rent can also be considered.

## RATES

Rates to be assessed.

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](mailto:Rupert.long@colliers.com)

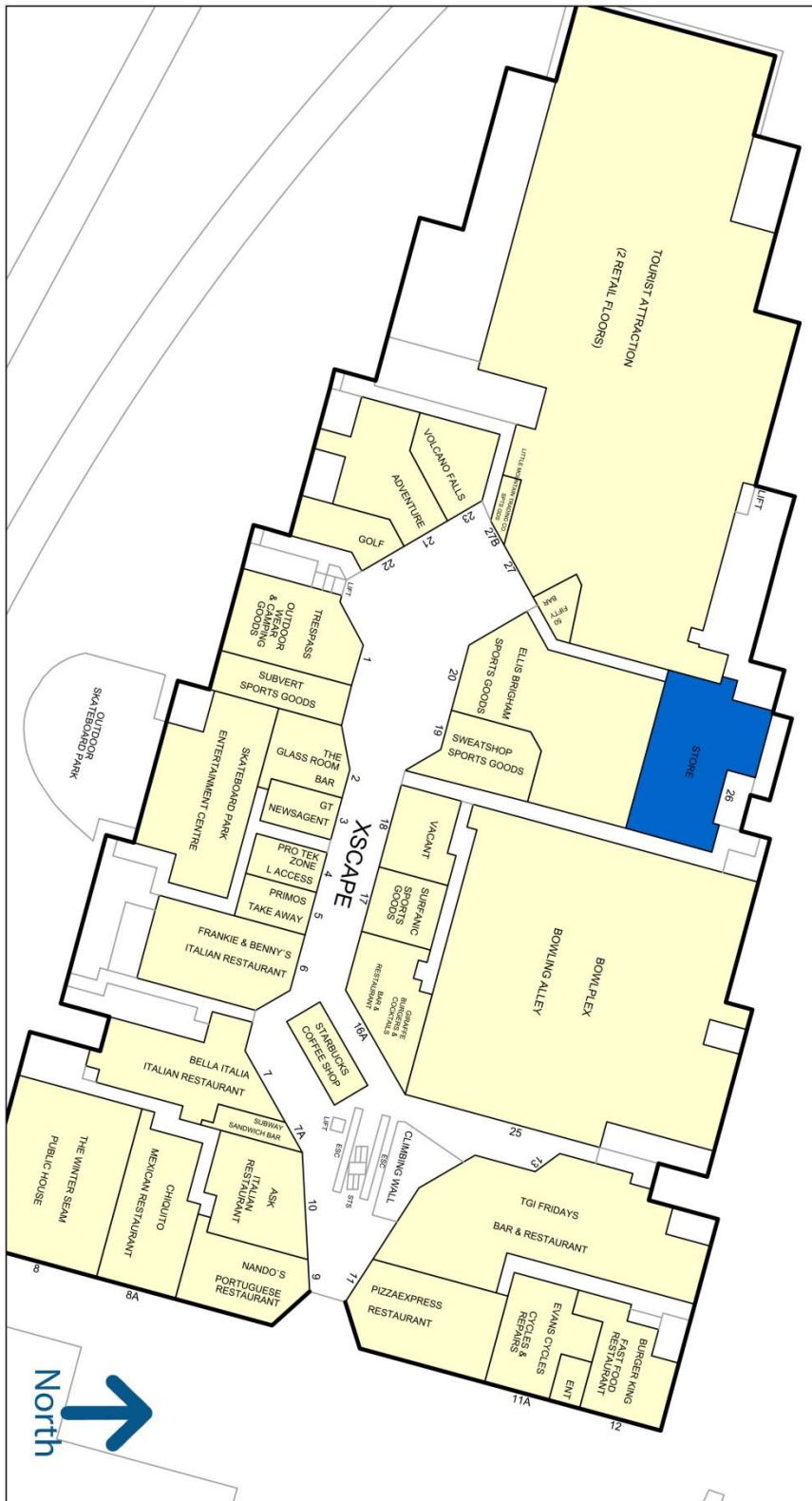
Doug Peterson  
+44 20 7344 6590  
[Doug.peterson@colliers.com](mailto:Doug.peterson@colliers.com)

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

[www.colliers.com/uk/retail](http://www.colliers.com/uk/retail)



Castleford - Junction 32 Outlet Shopping Village



Copyright and confidentiality Experian, 2015. © Crown copyright and database rights 2015. Ordnance Survey 100017316

For more information on our products and services:  
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Experian Goad Plan Created: 10/06/2015  
Created By: Colliers International

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. 10/06/15

Colliers International is the licensed trading name of Colliers International Retail UK LLP which is a limited liability partnership registered in England and Wales with registered number OC334835. Our registered office is at 50 George Street, London W1U 7GA.

