

TO LET

Unit 25 Crossgates Shopping Centre Leeds



Location

Crossgates is a thriving suburb located approximately 5 miles east of Leeds City Centre. As a major district retail destination Crossgates has a loyal catchment of over 161,000 within a 10-minute drive.

Crossgates Shopping Centre represents the prime retail pitch and provides 170,000 sq ft of retail accommodation, occupied by a complimentary mix of multiple and independent retailers including Wilko, Home Bargains, Poundland, The Works and Holland & Barrett. The centre benefits from superb transport links being situated fronting the Leeds Outer Ring Road and adjacent to Crossgates Railway Station. The centre has an integral 300 space surface car park.

The subject unit has recently been refurbished and occupies a prominent position being opposite to Card Factory and adjacent to Bon Marche

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	687	63.8

Rent

Upon application

Tenure

The unit is available by way of new effective full repairing and insuring lease.

Business Rates

The unit has a 2019 rateable value assessment of £29,500.

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

Service Charge

The on-account service charge for the year 2019 stands at approximately £5,300.

EPC

Energy Performance Asset Rating - D

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 2019

Viewing Strictly through the joint letting agents.

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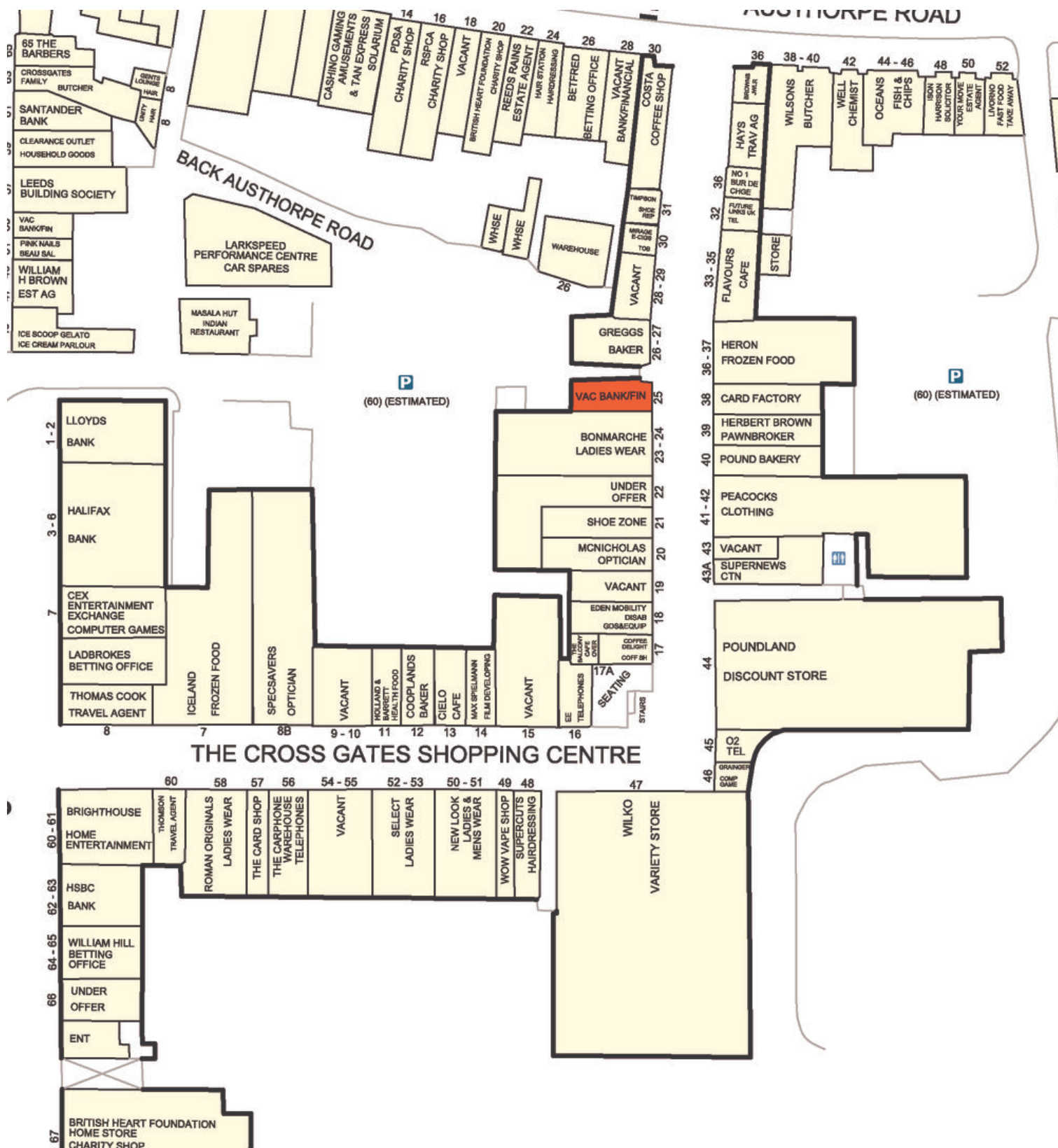
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