

# BRAMLEY SHOPPING CENTRE

# RETAIL UNITS TO LET

LOWER TOWN STREET  
LEEDS, LS13 2ET

PLUS **Development Opportunity**  
Available Land (0.35 acres)

Local occupiers include:



## Community Convenience

- ▶ 2 hours free parking
- ▶ 240 parking spaces



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# BRAMLEY SHOPPING CENTRE

LOWER TOWN  
STREET  
LEEDS, LS13 2ET

## DESCRIPTION

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 over 4 million per annum
- ▶ 2 hours of free parking
- ▶ With over 240 spaces
- ▶ Adjacent to the bus terminus

The scheme is anchored by a Tesco supermarket alongside a number of multiple retailers including the likes of Boots, William Hill, Poundstretcher, Card Factory, The Post Office, Farmfoods, Halifax Building Society and Pizza Hut.



## SERVICE CHARGE & INSURANCE

A service charge is payable on all units. The Landlord will insure the premises, the premiums to be recovered from the tenant.

## PLANNING

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

## AVAILABLE UNIT

UNIT 14	sq.ft	sq.m
Ground Floor	1,540	
Basement		
Total		228
RENT	£45,000	
RATEABLE VALUE	£37,750	
SERVICE CHARGE	£5,294	
EPC	C (62)	

UNIT 5	sq.ft	sq.m
Ground Floor	1,634	151
RENT	£28,500	
RATEABLE VALUE	£20,250	
SERVICE CHARGE	£3,159	
EPC	C	

PLUS	Development Opportunity	sq.ft	sq.m
	Available Land (0.35 acres) approx 30 x 47m	15,246	1,416

Contact for further information.



**BRAMLEY**  
SHOPPING CENTRE

CURRENT  
TOTAL  
UNITS

37

TOTAL  
DEVELOPMENT  
132,000 sq.ft  
(12,263 SQ.M)

For details of any available "off-market" opportunities, please contact the Asset Manager.



# BRAMLEY SHOPPING CENTRE

## LOWER TOWN STREET LEEDS, LS13 2ET LOCATION

Bramley is a densely populated suburb of Leeds approx 4 miles north-west of the city centre just off the main A647 Stanningley by-pass.



DEVELOPMENT  
OPPORTUNITY

AVERAGE  
FOOTFALL  
OF OVER  
**4,000,000**  
PER YEAR

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