BRAMLEY SHOPPING CENTRE

RETAIL UNITS TO LET

LOWER TOWN STREET LEEDS, LS13 2ET

Occupiers include

TESCO



Ladbrokes





Card Factory

GREGGS



- ▶ 2 hours free parking
- ► 240 parking spaces



RETAIL AND LEISURE PROPERTY CONSULTANTS

0113 433 0117

01384

400123



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:

- 2 hours of free parking
- With over 240 spaces
- Adjacent to the bus terminus

Poundstretcher, Card Factory, The Post Office, Farmfoods, Halifax Building



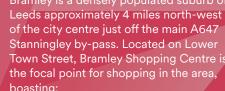






www.cashconverters.co.ul









The scheme is anchored by a Tesco supermarket alongside a number of multiple retailers including the likes of Boots, William Hill,

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

We believe the available units have planning for uses within Use Class E. It is the responsibility of all incoming tenants to ensure that the property has planning permission for their intended use.

LEGAL COSTS

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

AVAILABLE UNITS

UNIT 5	sq.ft	sq.m
Ground Floor	787	73
Basement	773	72
Total	1,560	145
RENT	£28,500	
RATEABLE VALUE	£20,250	
SERVICE CHARGE	£3,159	
EPC	C (75)	

UNIT 13	sq.ft	sq.m
Ground Floor	1,051	
Basement Total RFA UNDER O	-ER	
Total	ELC.	134
REMINDER	£33,000	
ALUE	£28,750	
VICE CHARGE	£3,117	
EPC	D (87)	



UNIT 14	sq.ft	sq.m	
Ground Floor	1,540		
Basement	-CR		
Total	FFE	228	
Total REN UNDER O	£45,000		
CLUE	£37,750		
VICE CHARGE	£5,294		
EPC	C (62)		

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

Contact for further information.

TOTAL DEVELOPMENT 132,000 sq.ft

(12,263 SQ.M)

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



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AVERAGE FOOTFALL OF OVER 4,000,000 PER YEAR

NEWNS WEBSTE
RETAIL AND LEISURE
PROPERTY CONSULTANT
0113 433 0117
www.newnswebster.com

Richard Webster M: 07739 680472 E: rw@newnswebster.com



Martin Wade M: 07503 060206 E: MWade@lcpproperties.co.uk

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