

BRAMLEY SHOPPING CENTRE

LOWER TOWN
STREET
LEEDS, LS13 2ET

Occupiers include:

TESCO

HALIFAX

Ladbrokes



Card Factory

GREGGS

RETAIL UNITS TO LET

PLUS

Development Opportunity

Available Land (0.35 acres)



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

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	1,051	134
RENT	£33,000	
RATEABLE VALUE	£28,750	
SERVICE CHARGE	£3,117	
EPC	D (87)	

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

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.

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LOCATION

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DEVELOPMENT OPPORTUNITY

AVERAGE
FOOTFALL
OF OVER
4,000,000
PER YEAR

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