



BRAMLEY

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Leeds  
West Yorkshire  
LS13 2ET

Occupiers Include

cardfactory COSTA



TESCO





## 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:

- Open air scheme in the heart of Bramley
- 2 hours free parking – circa 240 spaces and EV charging available
- Adjacent to the bus terminus
- Footfall circa 4 million per annum

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, My Dentist and Pizza Hut.

## SERVICE CHARGE & INSURANCE

A service charge is payable – details available on request. The landlord insures the premises and recovers the premium from the tenants.

## 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.

## ENERGY PERFORMANCE

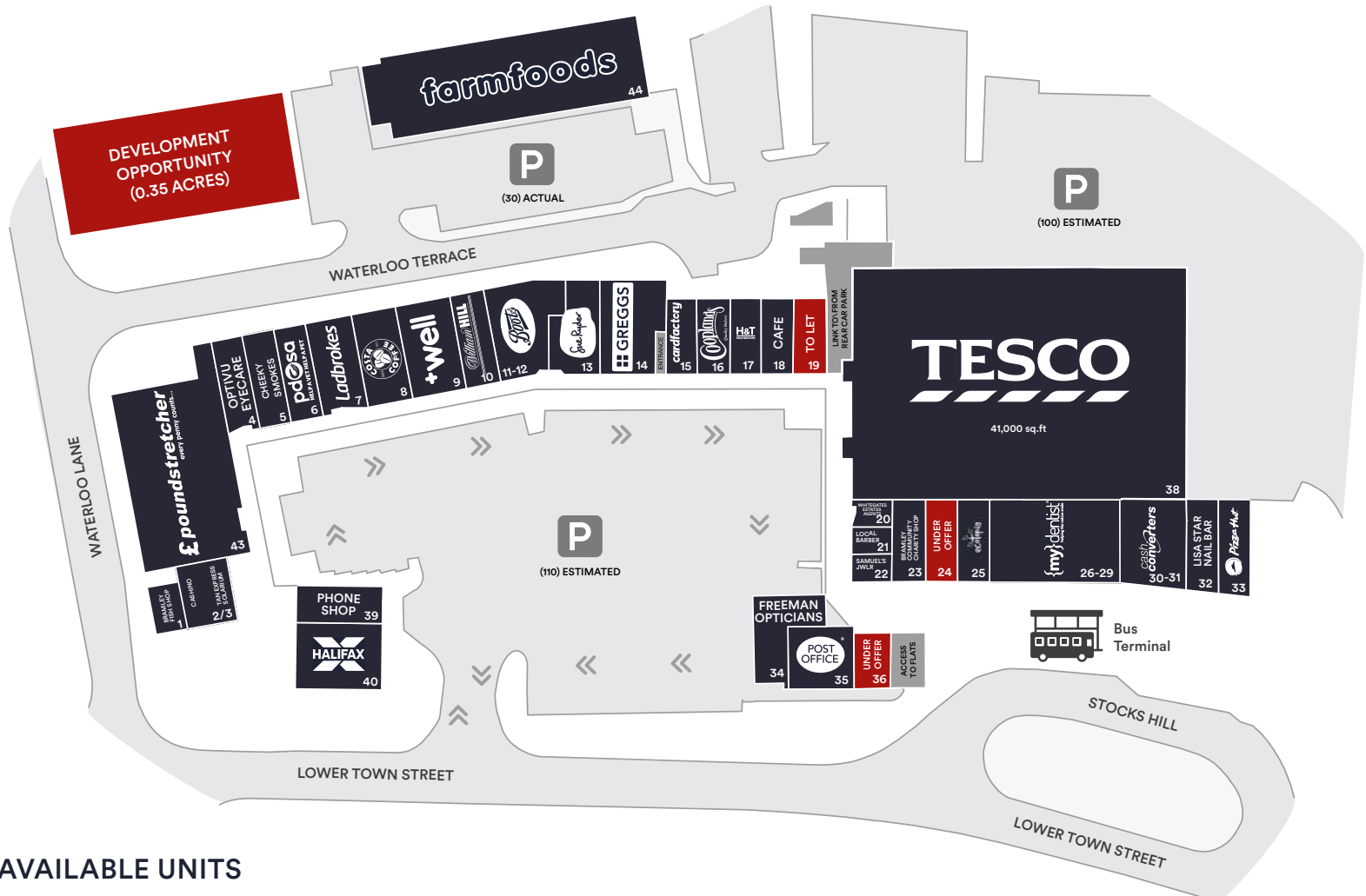
Further information available upon request.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

All rents and other figures or costs quoted are exclusive of VAT which will be payable at the prevailing rate on all sums due to the landlord.



120,505 sq.ft

Total development



41

Retail units on site



240

Free Parking Spaces  
2 hours free parking

AVAILABLE UNITS

UNIT 19	sq.ft	sq.m	UNIT 24	sq.ft	sq.m	UNIT 36	sq.ft	sq.m
GROUND FLOOR	614	57	GROUND FLOOR	685		GROUND FLOOR		
BASEMENT	247	22.9	BASEMENT			BASEMENT		
RENT	£25,000		RENT	£17,500		RENT	£18,000	
RATEABLE VALUE	£17,750		RATEABLE VALUE	£12,000		RATEABLE VALUE	£11,000	
SERVICE CHARGE	£1,855		SERVICE CHARGE	£2,776		SERVICE CHARGE	£1,386	
EPC	C		EPC	D (89)		EPC	C (51)	

UNDER OFFER

UNDER OFFER

PLUS

DEVELOPMENT OPPORTUNITY

Available Land (0.35 acres) approx 30 x 47m

15,246 sq.ft 1,416 sq.m

Contact for further information.



What Three Words

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View on Google Maps

## LOCATION

M Bramley is prominently situated on Lower Town Street, at the centre of Bramley's bustling retail district in Leeds LS13 2ET.

This open-air shopping centre benefits from excellent transport connectivity, with Bramley Station just 0.6 miles away, Kirkstall Forge Station 0.8 miles, and Headingley Station 1.4 miles—making it easily accessible for both local residents and commuters.

## SERVICES



**Bicycle Parking**



**Bus Terminal**



**Ample Free Parking**  
2 hours free parking



**Mobile Charging Station**



**EV Charging Station**  
Swarco



**Lockers**  
InPost



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