



## Unit 13, Crossgates Shopping Centre

Leeds, LS15 8ET

### PROMINENT RETAIL UNIT

**1,069 sq ft**  
(99.31 sq m)

- Busy Shopping Centre
- Popular location
- Suitable for a variety of uses (STPP)



# Unit 13, Crossgates Shopping Centre, Leeds, LS15 8ET

## Summary

<b>Available Size</b>	1,069 sq ft
<b>Rent</b>	£20,000 per annum
<b>Rates Payable</b>	£10,978 per annum
<b>Rateable Value</b>	£22,000
<b>VAT</b>	Applicable. All figures are quoted exclusive of VAT.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (75)

## Location

Crossgates is a thriving suburb located approximately 5 miles east of Leeds City centre. Crossgates Shopping Centre has two main entrances off both Station Road and Austhorpe Road. 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.

## Description

Crossgates Shopping Centre is the dominant retail destination serving the densely populated suburbs to the east of Leeds City centre. Anchored by Poundland the centre also includes 80% of the towns national retailers including Iceland, Specsavers, Home Bargains and Costa.

Unit 13 is prominently positioned adjacent to Cooplands Bakery and comprises a ground floor retail unit with ancillary accommodation on the first floor.

## Accommodation

The accommodation comprises the following areas:

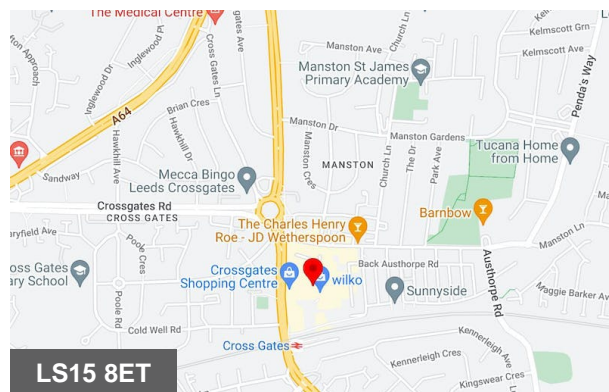
Name	sq ft	sq m
Ground - Sales	714	66.33
1st - Ancillary	355	32.98
<b>Total</b>	<b>1,069</b>	<b>99.31</b>

## Terms

The unit is available by way of a new effective full repairing and insuring lease for a term of 5 years, or multiples thereof, at a commencing rental of £20,000 per annum exclusive of Vat, rates, services, service charge, insurance and all other outgoings. Shorter flexible lease terms are available subject to use & availability.

## Planning

We understand the unit benefits from the new E Class planning consent. Interested parties are advised to check with the **Local Authority**.



## Viewing & Further Information



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