## BRAMLEY SHOPPING CENTRE

# **RETAIL UNITS TO LET**

### LOWER TOWN STREET LEEDS, LS13 2ET

TESCO



Ladbrokes





Always Fresh. Always Tasty.



**Card Factory** 

bramleyshoppingcentre.com

# Community Convenience

2 hours free parking

240 parking spaces

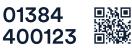


Owned and Managed by

**Development Opportunity** 

Available Land (0.35 acres)





### 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, Greggs, Farmfoods, Halifax Building Society and Pizza Hut.











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# SERVICE CHARGE &

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 ingoing 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	143
Basement	918	85
Total	2,458	228
RENT	£45,000	
RATEABLE VALUE	£37,750	
SERVICE CHARGE	£5,294	
EPC	C (62)	



BRAMLEY SHOPPING CENTRE

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



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