www.cartertowler.co.uk

# Leeds, LS15 8EU

Unit 47-48 (62-63) Crossgates Shopping Centre

### **PROMINENT RETAIL UNIT**

1,250 sq ft (116.13 sq m)

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





## **To Let**

### Unit 47-48 (62-63) Crossgates Shopping Centre, Leeds, LS15 8EU

#### Summary

Available Size	1,250 sq ft	
Rent	£22,500.00 per annum	
Rates Payable	£18,837.25 per annum	
Rateable Value	£37,750	
VAT	Applicable. All figures quoted are exclusive of VAT.	
Legal Fees	Each party to bear their own costs	
EPC Rating	Upon enquiry	

#### 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 47/48 (62/63) is prominently positioned fronting Station Road near the entrance to the Shopping Centre.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,250	116.13
Total	1,250	116.13

#### 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 £22,500 per annum exclusive of 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



Pete Bradbury 0113 245 1447 petebradbury@cartertowler.co.uk

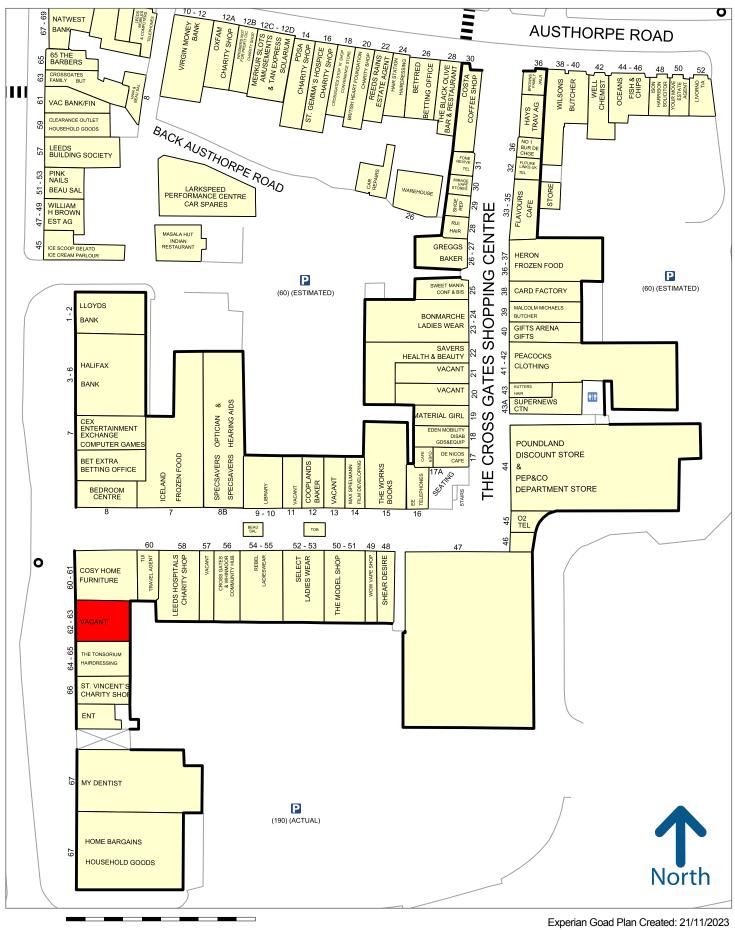


The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessers and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/04/2024

Tom Fuller 0113 245 1447 tomfuller@cartertowler.co.uk







50 metres Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

Map data

Created By: Carter Towler Ltd

For more information on our products and services: www.experian.co.uk/business-products/goad | salesG@uk.experian.com