



## Unit 53B (46) Crossgates Shopping Centre

Leeds, LS15 8EU

### PROMINENT RETAIL UNIT

**625 sq ft**  
(58.06 sq m)

- Busy shopping centre
- Popular location
- Suitable for various uses (STP)



# Unit 53B (46) Crossgates Shopping Centre, Leeds, LS15 8EU

## Summary

<b>Available Size</b>	625 sq ft
<b>Rent</b>	£17,500.00 per annum
<b>Rates Payable</b>	£9,730.50 per annum
<b>Rateable Value</b>	£19,500
<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>	Upon enquiry

## 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 and Home Bargains & Costa.

Unit 53B (46) is prominently positioned and comprises a ground floor retail unit.

## 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.

## Terms

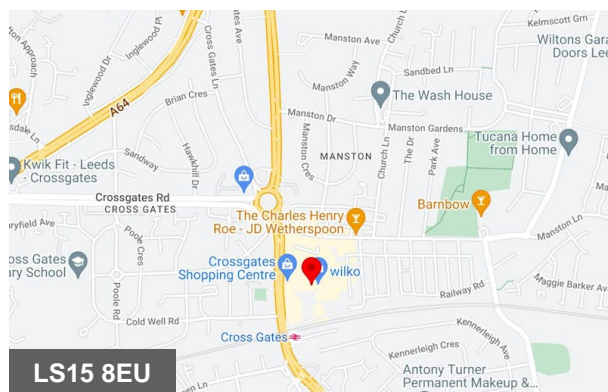
The unit is available by way of a new effective full repairing and insuring lease for a term of 5 years, or multiples thereof, at a commencing rental of £17,500 per annum exclusive of Vat, rates, services, service charge, insurance and all other outgoings. Shorter flexible lease terms are available subject 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.

## EPC

An Energy Performance Assessment has been commissioned.



## Viewing & Further Information



**Pete Bradbury**

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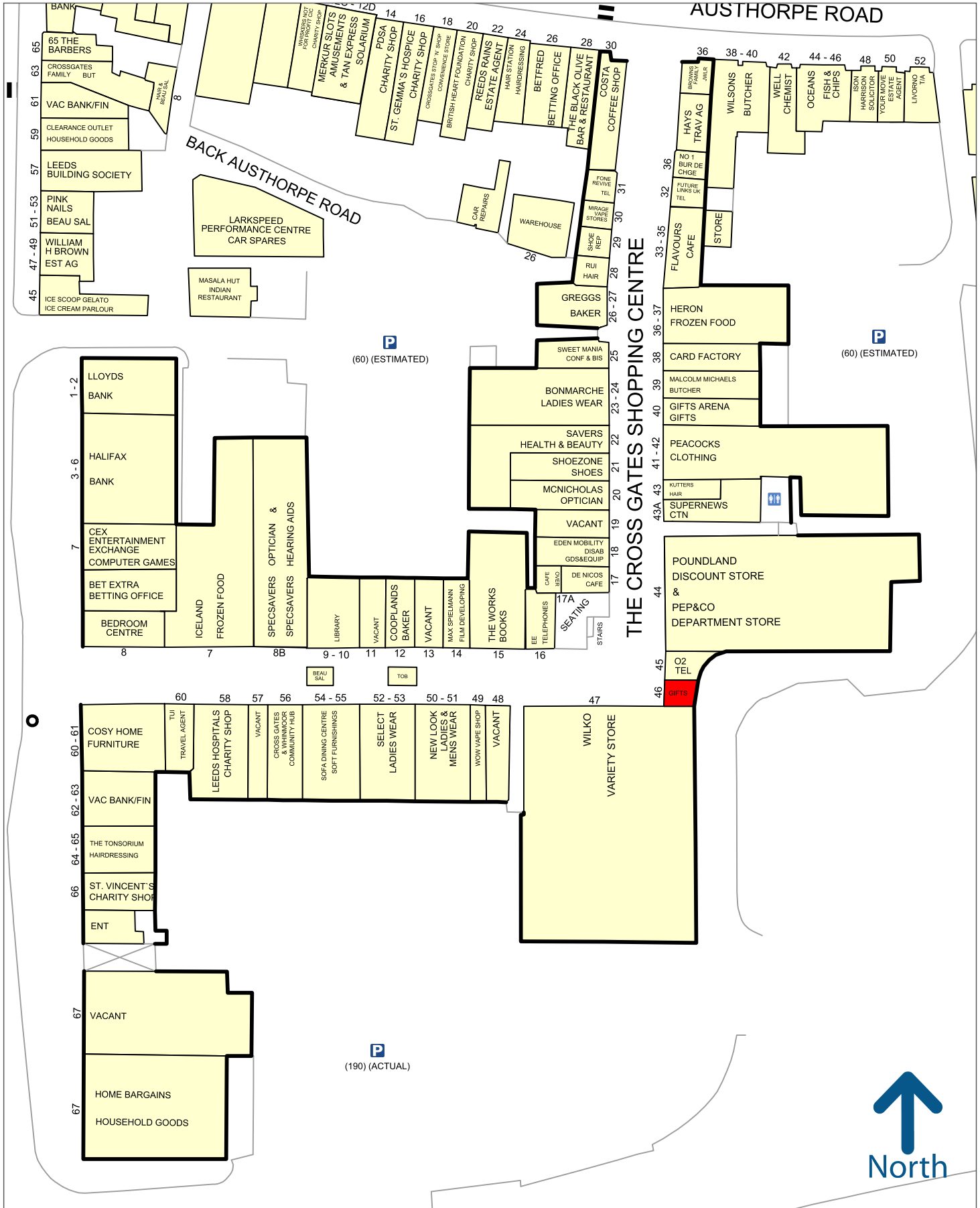
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50 metres

Experian Goad Plan Created: 30/11/2022  
Created By: Carter Tower Ltd



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