



Unit 33, Crossgates Shopping Centre

Leeds, LS15 8EU

PROMINENT RETAIL UNIT

29,918 sq ft
(2,779.47 sq m)

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



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Summary

Available Size	29,918 sq ft
Rent	Rent on Application
Rates Payable	£76,800 per annum
Rateable Value	£150,000
VAT	Applicable. All figures are quoted exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	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, Home Bargains and Costa.

Unit 33 is prominently positioned adjacent to Poundland and comprises a large ground floor retail unit with ancillary accommodation on the basement floor.

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.

Accommodation

The accommodation comprises the following areas:

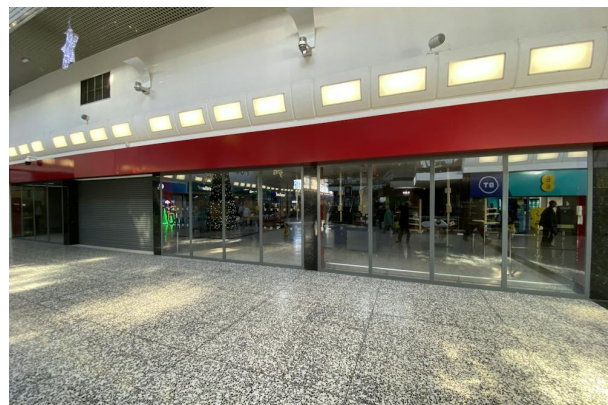
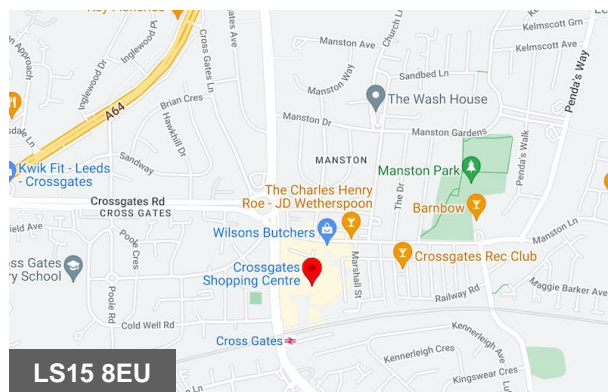
Name	sq ft	sq m
Ground	14,922	1,386.30
Basement - Ancillary	14,996	1,393.17
Total	29,918	2,779.47

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. Rent on application. The rent is exclusive of Vat rates, services, service charge, insurance and all other outgoings.

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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