

BRAMLEY SHOPPING CENTRE

LOWER TOWN
STREET
LEEDS, LS13 2ET

Local occupiers include:

TESCO

HALIFAX

Ladbrokes



GREGGS

Always Fresh. Always Tasty.™



Card Factory

RETAIL UNITS TO LET

PLUS

Development Opportunity

Available Land (0.35 acres)



Community Convenience

- ▶ 2 hours free parking
- ▶ 240 parking spaces



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BRAMLEY SHOPPING CENTRE

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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.



SERVICE CHARGE & INSURANCE

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)	

PLUS	Development Opportunity	sq.ft	sq.m
	Available Land (0.35 acres) approx 30 x 47m	15,246	1,416

Contact for further information.



CURRENT
TOTAL
UNITS

37

TOTAL
DEVELOPMENT
132,000 sq.ft
(12,263 SQ.M)

For details of any available "off-market" opportunities, please contact the Asset Manager.

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DEVELOPMENT
OPPORTUNITY

AVERAGE
FOOTFALL
OF OVER
4,000,000
PER YEAR

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Richard Webster
M: 07739 680472
E: rw@newswebster.com

Rakesh Joshi
M: 07741 385322
E: RJoshi@lcpproperties.co.uk