



BRAMLEY

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Leeds, West Yorkshire, LS13 2ET

Occupiers Include

cardfactory COSTA



TESCO



## 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:

- Open air scheme in the heart of Bramley
- 2 hours free parking – circa 240 spaces and EV charging available
- Adjacent to the bus terminus
- Footfall circa 4 million per annum

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, Farmfoods, Halifax Building Society, My Dentist and Pizza Hut.

## SERVICE CHARGE & INSURANCE

A service charge is payable – details available on request. The landlord insures the premises and recovers the premium from the tenants.

## PLANNING

We believe the available units have planning for uses within Use Class E. It is the responsibility of all incoming tenants to ensure that the property has planning permission for their intended use.

## ENERGY PERFORMANCE

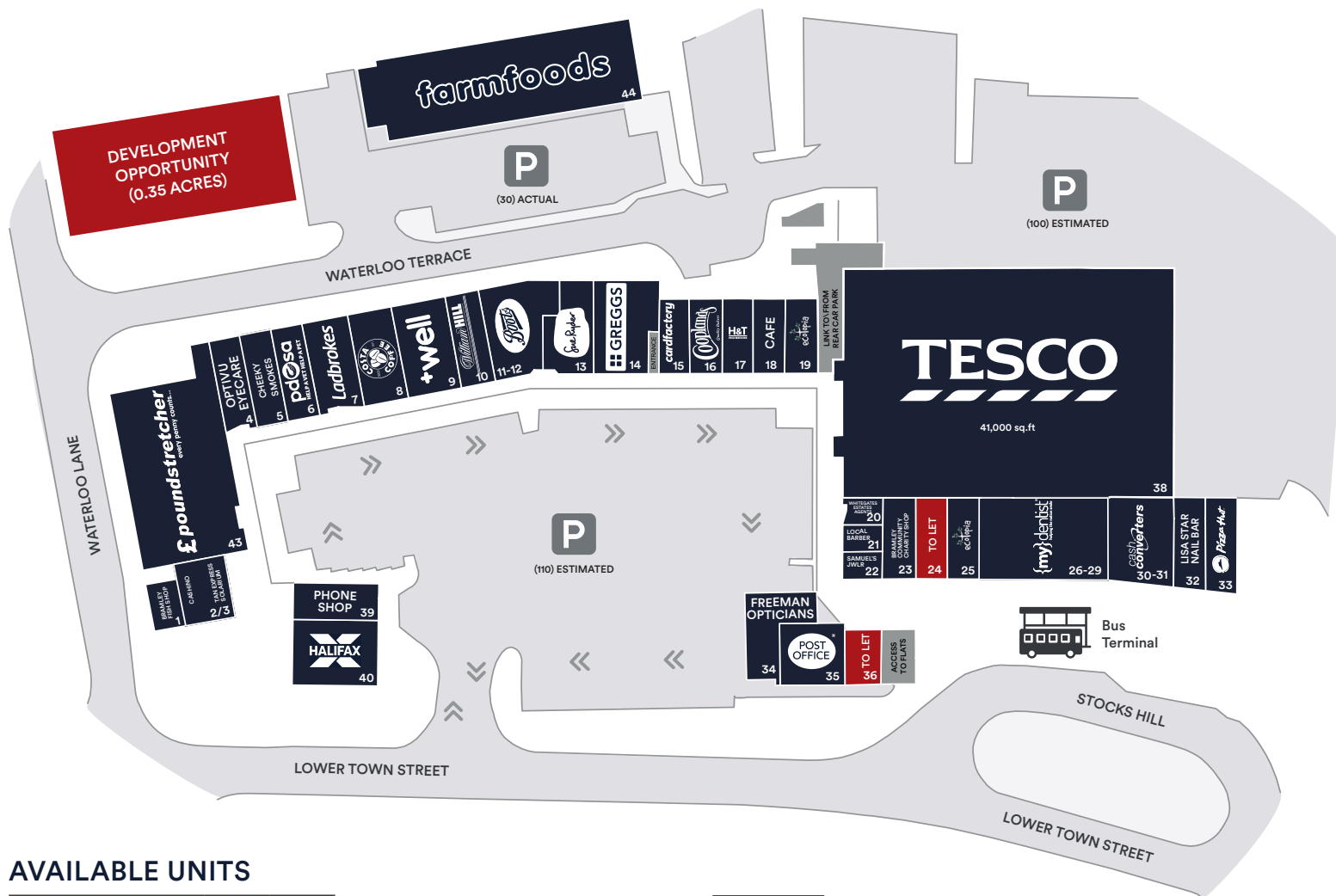
Further information available upon request.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

All rents and other figures or costs quoted are exclusive of VAT which will be payable at the prevailing rate on all sums due to the landlord.



**120,505 sq.ft**

Total development



**41**

Retail units on site



**240**

Free Parking Spaces  
2 hours free parking



**What Three Words**  
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### AVAILABLE UNITS

UNIT 24	sq.ft	sq.m
GROUND FLOOR	685	64
BASEMENT	457	42
RENT	£17,500	
RATEABLE VALUE	£12,000	
SERVICE CHARGE	£2,776	
EPC	D (89)	

UNIT 36	sq.ft	sq.m
GROUND FLOOR	570	53
RENT	£15,000	
RATEABLE VALUE	£11,000	
SERVICE CHARGE	£1,386	
EPC	C (51)	

### PLUS

DEVELOPMENT OPPORTUNITY	sq.ft	sq.m
Available Land (0.35 acres) approx 30 x 47m	15,246	1,416

Contact for further information.



View on Google Maps

## LOCATION

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.

## SERVICES



**Bicycle Parking**



**Mobile Charging Station**



**Bus Terminal**



**EV Charging Station**

Swarco



**Ample Free Parking**  
2 hours free parking



**Lockers**  
InPost



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