



BRAMLEY

///family.grows.closer
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, Costa, 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.



AVAILABLE UNITS

UNIT 9	sq.ft	sq.m
GROUND FLOOR	1,247	115.8
BASEMENT	642	59.6
RENT	£40,000	
RATEABLE VALUE	£33,250	
SERVICE CHARGE	£4,064	
EPC	On Request	

UNIT 23	sq.ft	sq.m
GROUND FLOOR	648	60
BASEMENT	270	25
RENT	£20,000	
RATEABLE VALUE	£19,250	
SERVICE CHARGE	£1,978	
EPC	On Request	

UNIT 40	sq.ft	sq.m
BASEMENT	1,650	153.3
GROUND FLOOR	1,700	157.8
FIRST FLOOR	1,700	157.8
TOTAL	5,050	469.3
RENT	£38,500	
RATEABLE VALUE	£34,250	
SERVICE CHARGE	£11,541.84	
EPC	On Request	

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

Contact for further information.



120,505 sq.ft

Total development



41

Retail units on site



240

Free Parking Spaces

2 hours free parking



What Three Words

family.grows.closer



LOCATION

M Bramley is prominently situated on Lower Town Street, at the centre of Bramley's bustling retail district in Leeds LS13 2ET.

This open-air shopping centre benefits from excellent transport connectivity, with Bramley Station just 0.6 miles away, Kirkstall Forge Station 0.8 miles, and Headingley Station 1.4 miles—making it easily accessible for both local residents and commuters.

SERVICES



Bicycle Parking



Bus Terminal



Ample Free Parking
2 hours free parking



Mobile Charging Station



EV Charging Station
Swarco



Lockers
InPost



Martin Wade

07503 060206
01384 400123
MWade@lcpproperties.co.uk



NEWS WEBSTER
PROPERTY CONSULTANTS

Richard Webster

07739 680472
rw@newnswebster.com

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennine Estate, Kingsthorpe, West Midlands B16 7NA its subsidiaries (as defined in section 1166 of the Companies Act 2006) associated companies and employees (we) give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.