



Unit 39/40, (54/55) Crossgates Shopping Centre

Leeds, LS15 8EU

PROMINENT RETAIL UNIT

2,328 sq ft
(216.28 sq m)

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



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Summary

Available Size	2,328 sq ft
Rent	£25,000 per annum
Rates Payable	£24,825.25 per annum
Rateable Value	£49,750
VAT	Applicable. All figures quoted are 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 Wilko the centre also includes 80% of the towns national retailers including Poundland, Iceland, Specsavers, Home Bargains and Costa.

Unit 39/40 (54/55) is prominently positioned opposite Specsavers and comprises a ground floor retail unit with ancillary storage/office space.

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:

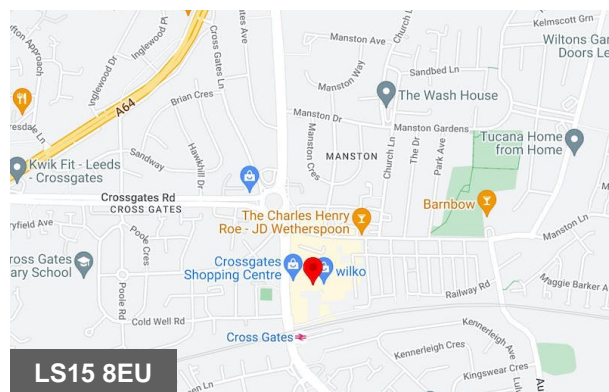
Name	sq ft	sq m
Ground - Sales Area	1,705	158.40
Ancillary	623	57.88
Total	2,328	216.28

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 £25,000 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](#).



Viewing & Further Information



Pete Bradbury

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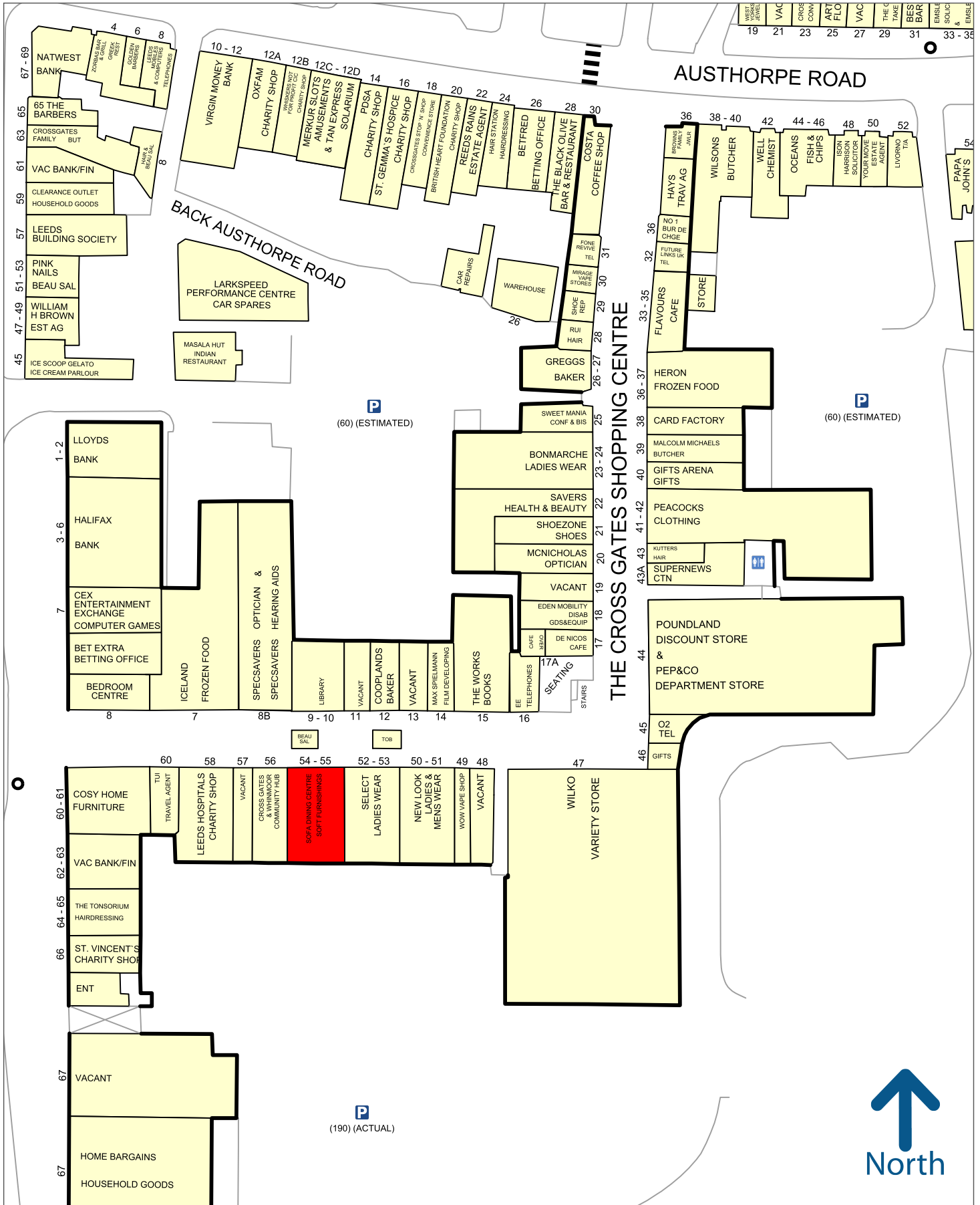
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Tom Fuller

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50 metres

Experian Goad Plan Created: 29/03/2023
Created By: Carter Tower Ltd



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