



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	
BASEMENT		
RENT	£7,500	
FEES	£12,000	
LEASE CHARGE	£2,776	
EPC	D (89)	

UNIT 36	sq.ft	sq.m
GROUND FLOOR		
RENT	£8,000	
FEES	£11,000	
LEASE CHARGE	£1,386	
EPC	C (51)	

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

Contact for further information.



View on Google Maps

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



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