



M

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, 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.



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 19	sq.ft	sq.m
GROUND FLOOR		
BASEMENT		22.9
RENT	£25,000	
RATEABLE VALUE	£17,750	
SERVICE CHARGE	£1,855	
EPC	C	

UNDER OFFER

UNIT 40	sq.ft	sq.m
BASEMENT	1,650	153.3
GROUND FLOOR	1,700	158
FIRST FLOOR	1,700	158
TOTAL AREA	5,050	469.3
RENT	£38,500	
RATEABLE VALUE	£34,250	
SERVICE CHARGE	£11,541.84	
EPC	On Request	

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

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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