

TO LET

- ✓ Prominent Frontage
- ✓ High Footfall Location
- ✓ Part of the Crossgates Shopping Centre
- ✓ Suitable for a range of Retail Uses
- ✓ Excellent Transport Links

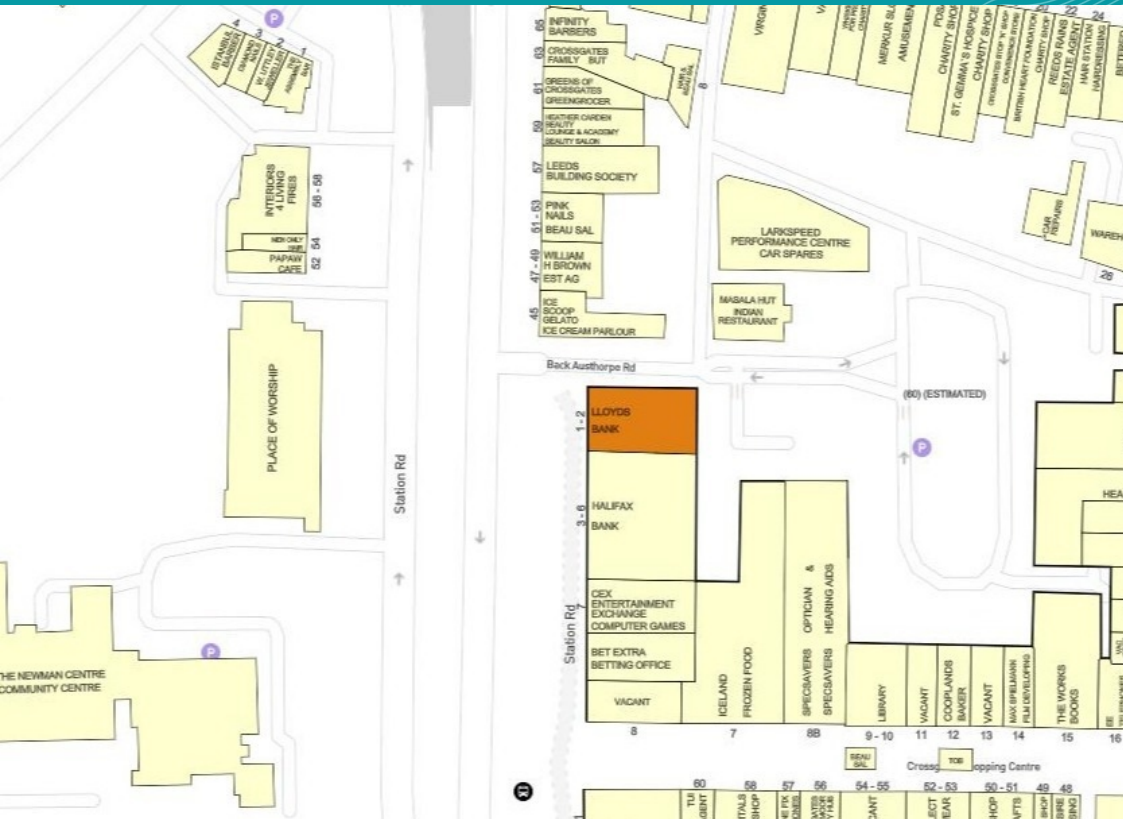


Units 1&2 Crossgates Shopping Centre, Leeds LS15 8ET

High Street Retail Opportunity

1,295 - 2,590 Sq Ft
(120 - 241 Sq M)

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DESCRIPTION

The property comprises a prominent high street retail unit arranged over two floors. The ground floor offers a sales area of an 11m glazed frontage, by a depth of 18.3m. The first floor includes staff accommodation and two staff toilets, along with space for ancillary office or storage space. The unit benefits from rear and side access.

The landlord would consider letting the unit as two separate units or as a whole.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	1,916	178
Total	2,590	241

EPC

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TO LET

LOCATION

The property occupies an established position on Station Road, close to one of the main entrances to the Crossgates Shopping Centre in the Crossgates suburb of Leeds, approximately five miles from Leeds City Centre. The unit is a short walk from Crossgates Station which provides regular rail services to Leeds (6 minutes) and excellent onward or bus connections.

LOCAL OCCUPIERS

The property's neighbours include; Halifax (adjacent), CEX, BetExtra, Greggs, My Dentist, Home Bargains, Iceland, Cooplands, amongst

TERMS

A new effective FRI lease for a Term to be agreed.

RENT

TBC

BUSINESS RATES

Current rateable value (1 April 2023 to present)
£26,000 - The Valuation Office Agency
www.voa.gov.uk

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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