

East Leeds | LS15 8DT

## **Crossgates Shopping Centre**

# **Retail Units To Let From 625 SQ FT**



### AT A GLANCE



FOOTFALL

**5M**



UNITS

**58**



CAR PARK SPACES

**372**





UNIT	ACCOMMODATION	SIZE	RENT
13	Ground Floor First Floor	714 sq ft 355 sq ft	£20,000 pa exclusive
20	Ground Floor First Floor	725 sq ft 447 sq ft	£23,500 pa exclusive
21	Ground Floor First Floor	698 sq ft 455 sq ft	£23,500 pa exclusive
47-48	Ground Floor	1,250 sq ft	£22,500 pa exclusive
Unit 53b	Ground Floor	625 sq ft	£17,500 pa exclusive
Unit 8b	Ground Floor	1,040 sq ft	£22,500 pa exclusive

### Description

This iconic former Arndale centre is the dominant retail destination serving the densely populated suburbs to the east of Leeds City centre. The centre sits on the edge of the East Leeds expansion zone where thousands of new homes are currently under development.

Anchored by Poundland the centre also includes 80% of the towns national retailers including Iceland, Specsavers, Home Bargains & Costa.

### Lease

All units are available by way of a new effective full repairing and insuring 5 year lease term, or multiples thereof. Shorter flexible lease terms are available subject to use & availability.

### Service Charge

The service charge budget for the current year stands at £5.24 psf pa. A full service charge pack for each unit is available upon request.

### Energy Performance Certificate (EPC)

EPC's for individual units are available upon request.

### Rates

Rateable value assessments are available for each unit upon request or via the government website link below.

For further details visit:  
[www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

### VAT

All figures quoted are exclusive of VAT.

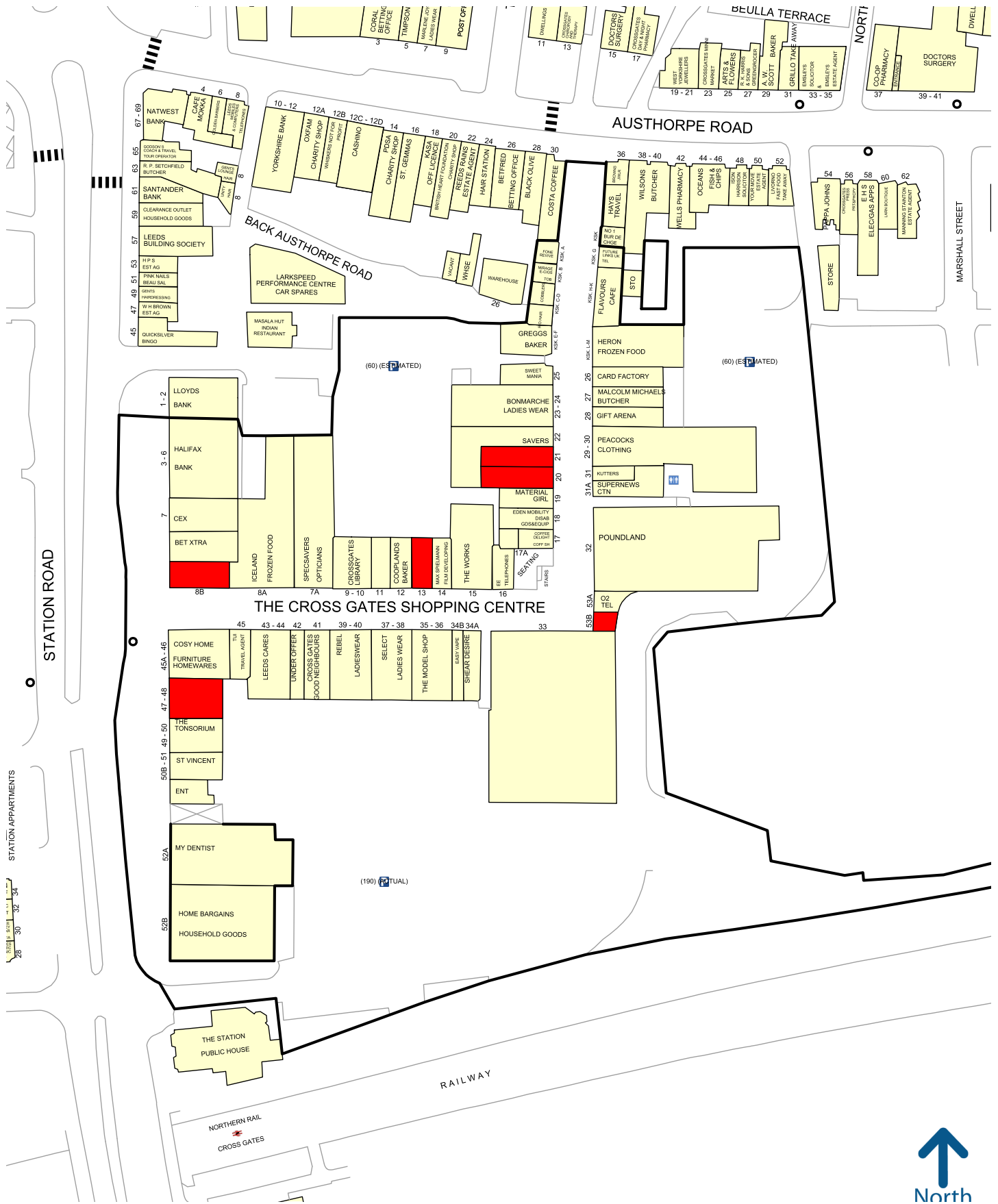
### Further Information

For further information please contact:

Chris Hovington  
 Praxis Retail  
[chris.hovington@praxis.co.uk](mailto:chris.hovington@praxis.co.uk)  
 07770 935529

Ian Shorrock  
 Praxis Retail  
[ian.shorrock@praxis.co.uk](mailto:ian.shorrock@praxis.co.uk)  
 07775 706388





North

Praxis Real Estate Management Limited (PREM) for itself and for vendors or lessors of this property, whose agents they are, gives notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. Reasonable checks have been made to ensure that the information is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 2/ No person in the employment of PREM has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, or any other consent has been obtained. 6/ Any areas, measurements or distances are only approximate. Feb 2024

