

East Leeds | LS15 8DT

## Crossgates Shopping Centre

# Retail Units To Let From 1,040 SQ FT



### AT A GLANCE



FOOTFALL

**4.1M**



UNITS

**58**



CAR PARK SPACES

**372**



UNIT	ACCOMMODATION	SIZE	RENT
13	Ground Floor First Floor	714 sq ft 355 sq ft	£15,000 pa exclusive
47-48	Ground Floor	1,250 sq ft	£20,000 pa exclusive
8b	Ground Floor	1,040 sq ft	£20,000 pa exclusive
41	Ground Floor Ancillary	1,133 sq ft 393 sq ft	£20,000 pa exclusive
37-38	Ground Floor Ancillary	1,364 sq ft 135 sq ft	£35,000 pa exclusive
19	Ground Floor Ancillary	687 sq ft 397 sq ft	£20,000 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 approx £9.95 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.

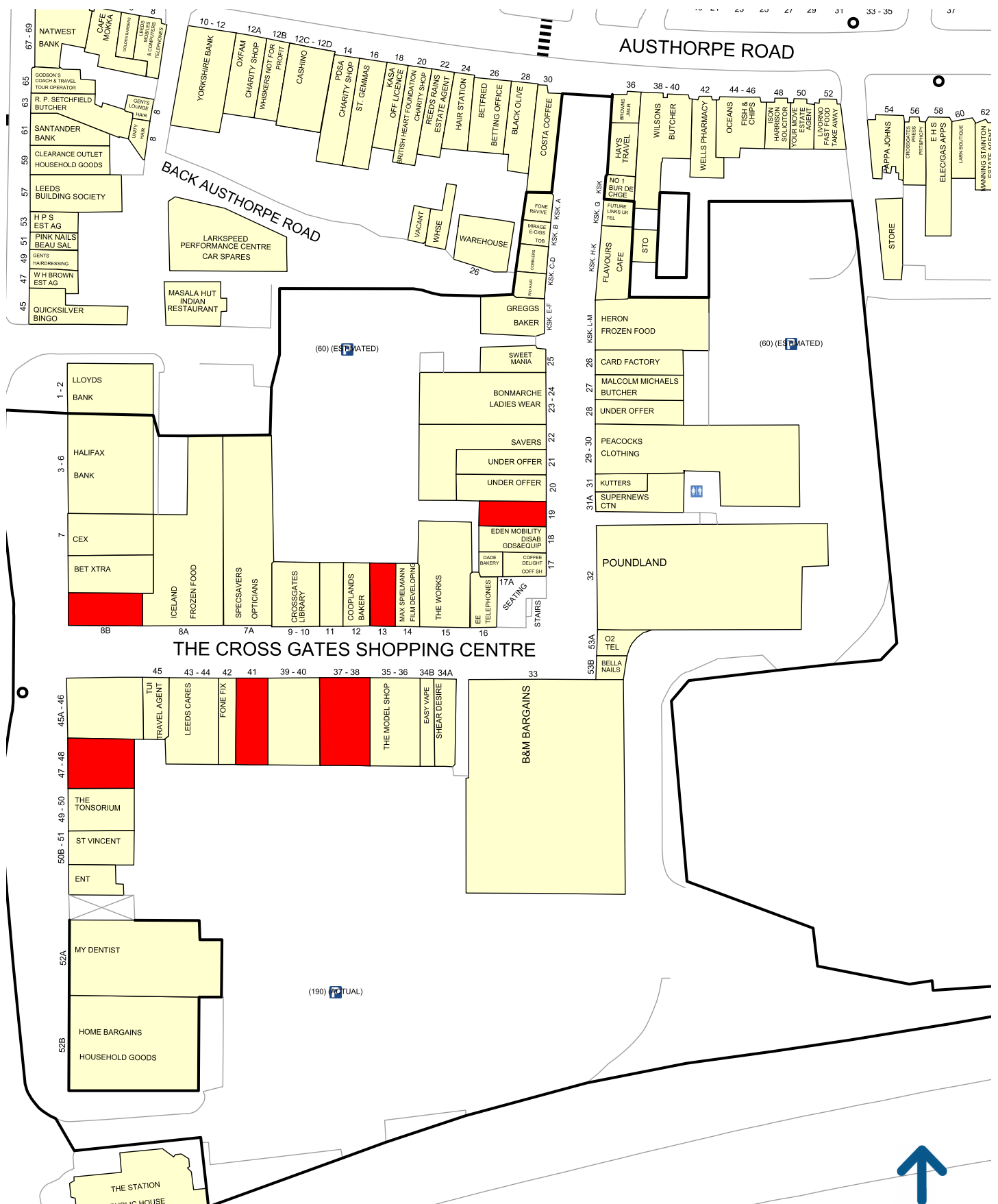
### Further Information

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