

TO LET

Unit 2-3 Lower Level
St Johns Shopping Centre
Leeds
LS2 8LQ



Location

St Johns Shopping Centre attracts is located in the city's Northern Quarter, benefiting from close proximity to:-

The prime retail core - The Light leisure scheme - The Core and Merrion Shopping Centres - Leeds First Direct Arena - Leeds General Infirmary - Leeds University and Metropolitan University

Existing tenants include McDonalds, The Post Office, Subway, Poundland, Toy Town, Yours Clothing, The Officers Club, Warren James, Bodycare, Card Factory and Roman Originals.

The centre has a 330 spaced multi storey Q Park run shopper car park directly above the retail element.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	5,030	467.3
Ground Floor Ancillary	1,535	142.6

Rent

Upon application

Tenure

A new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates

We understand that the unit is assessed as at 1st April 2017 at £146,000.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Leeds City Council.

Service Charge

The on-account service charge for the year 2017-18 stands at approximately £83,525.

EPC

Energy Performance Asset Rating - Available on Request

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared January 2018

Viewing Strictly through the sole letting agent.

Barker Proudlove

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