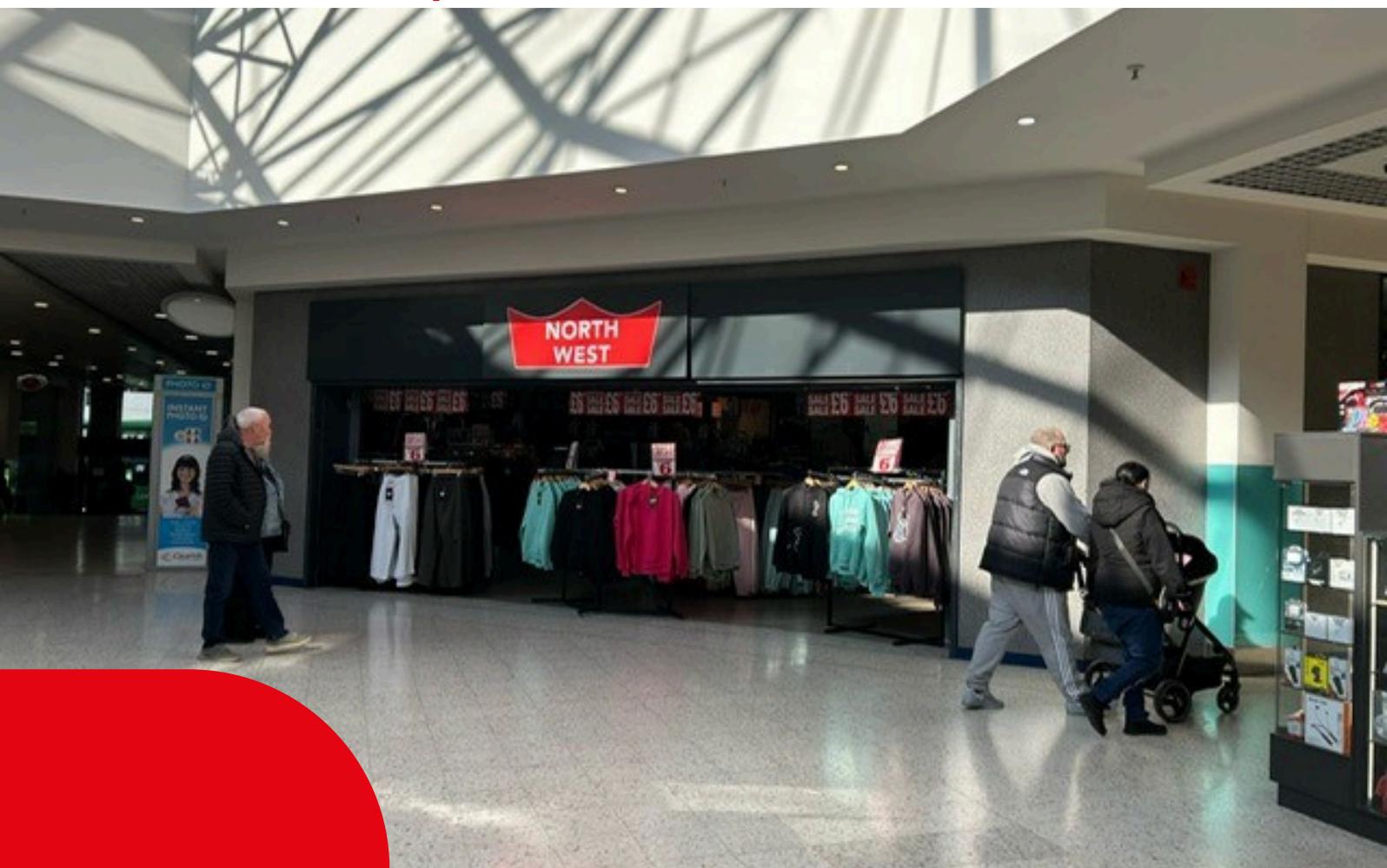


To Let

Confidential/Staff Unaware



Leeds

Unit 18, St John's Shopping Centre

Ground Floor Sales: 1,671 sq ft (155.24 sq m)

Rent upon Application

Subject to Vacant Possession

Location & Description:

- The St John's centre is located within the heart of Leeds' prime retail area, close to The Light, The Core, Merrion Shopping Centre and Leeds Arena.
- Boasting a 76,075 student population, 4,500 residential properties currently under construction solidifies Leeds as one of the fastest growing cities in the Country.
- The scheme also provides a 330 space multi-storey car park situated directly above the centre.

Demise:

Upper Ground Floor (Sales) 1,671 sq ft (155.24 sq m)
Lower Ground Floor (Store) 644 sq ft (59.83 sq m)

Rent:

Available upon request.

Lease:

A new eFRI lease for a term of years to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £31,409.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £35,570.

Date Prepared:

February 2025

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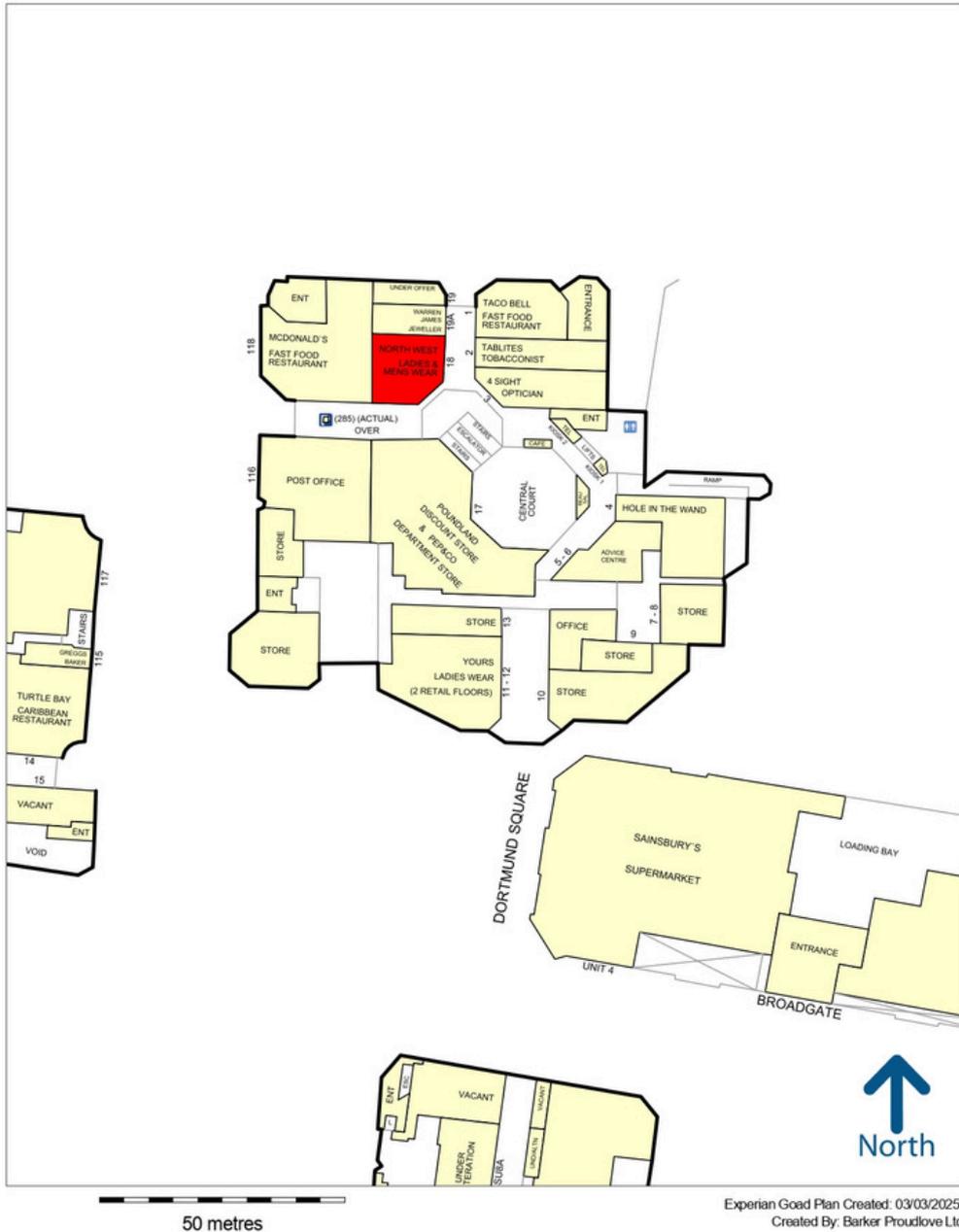
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Leeds - Central



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