

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 4 Upper Mall St Johns Shopping Centre , Leeds

**Rent: On application****Ground Floor Area****3,349 Sq ft / 311 Sq M****LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Jack Deakin****Mob: 07591 835782****Email: jack@barkerproudlove.co.uk**

IDEAL FOR LEISURE USES**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, Warren James, Bodycare, Card Factory and Taco Bell.

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

St Johns has 83,000sqft of office tenants immediately above the retail with tenants including William Hill, Sanef and NSPCC.

Accommodation:

The subject unit is arranged on the ground floor only. There is the potential to increase the space significantly to cater for requirements up to circa 6,000-7,000sqft.

The shopper car park lifts are in very close proximity. Additional rear access allowing for out of hours access for trade.

Demise:	Sq Ft	Sq M
Ground Floor Sales	3349	311.12

Rent:

Upon application

Tenure:

A new effectively full repairing and insuring lease is available for a term of years to be agreed. A short term lease can be made available.

Business Rates:

The unit has a 2017 rateable value assessment of £38,250.

For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of between £15,000 and £51,000 can apply for a cash grant of £25,000.

EPC:

Energy Performance Asset Rating - D

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.

Date Prepared:

February 2020

Subject to Contract

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