



SHOPPING CENTRE PROPERTY / CLASS A1
Unit 8 Lower Ground St Johns Shopping Centre, Leeds



Rent: On application
Ground Floor Area
1,405 Sq ft / 131 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jonathan Newns

Mob: 07796 686469

Email: jonathan@barkerproudlove.co.uk

Mark Proudlove

Mob: 07808 479310

Email: mark@barkerproudlove.co.uk

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, HMV, 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.

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

Demise:	Sq Ft	Sq M
Ground Floor Sales	1405	130.52
Ground Floor Ancillary	80	7.43
Mezzanine Ancillary	223	20.72
First Floor Ancillary	517	48.03

Rent:

Upon application

Tenure:

A new effectively full repairing and insuring lease is available for a term to be agreed.

Business Rates:

The unit has a 2017 rateable value assessment of £50,500.

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

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

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 - E

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:

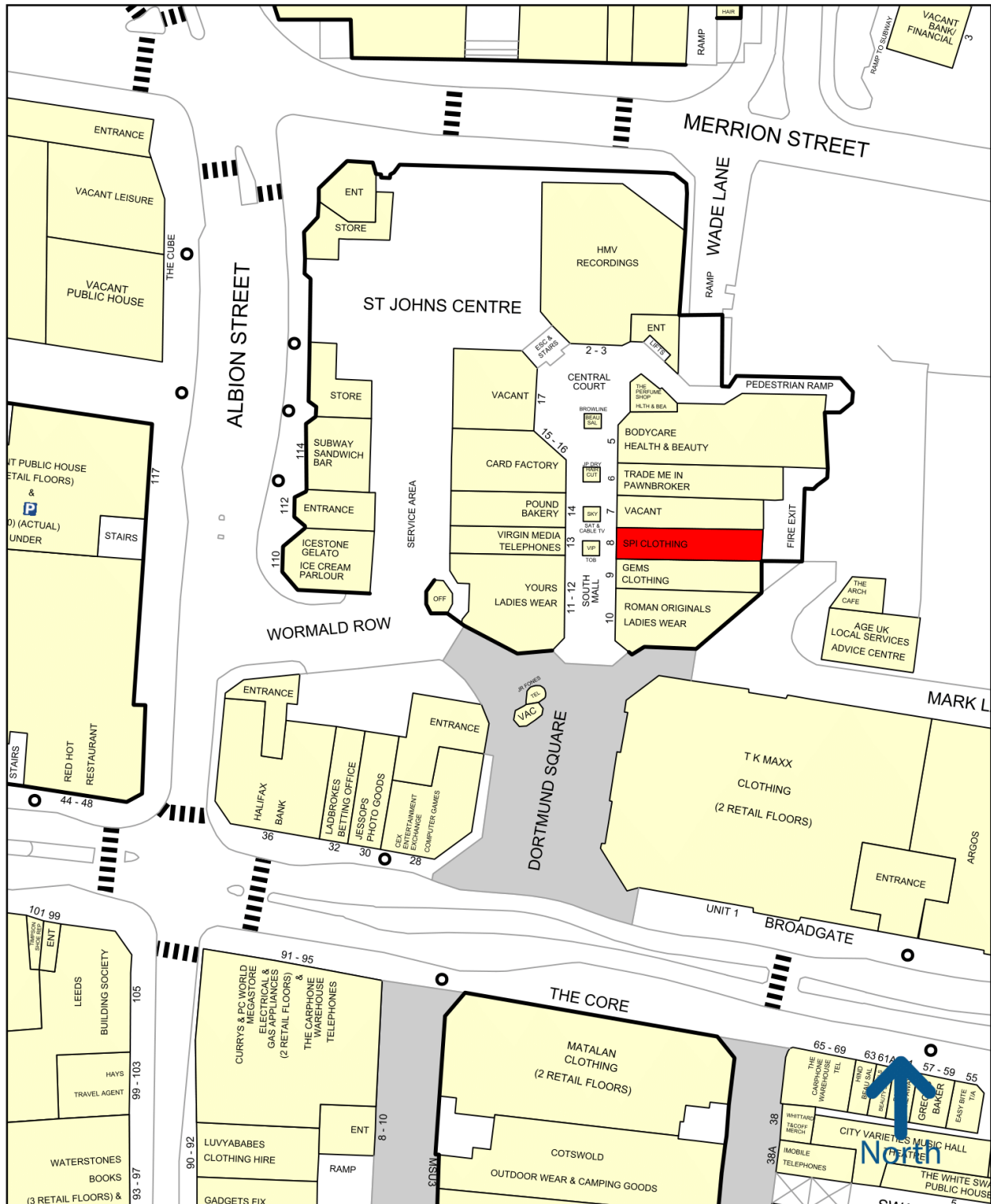
February 2020

Subject to Contract

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Leeds - Central



50 metres

Experian Goad Plan Created: 30/06/2020
Created By: Barker Proudlove Ltd