

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

WITHDRAWN

Viewing Strictly through the sole letting agent.

Barker Proudlove

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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.

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.

Service Charge:

The on-account service charge for the year 2021 stands at approximately £31,595.

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

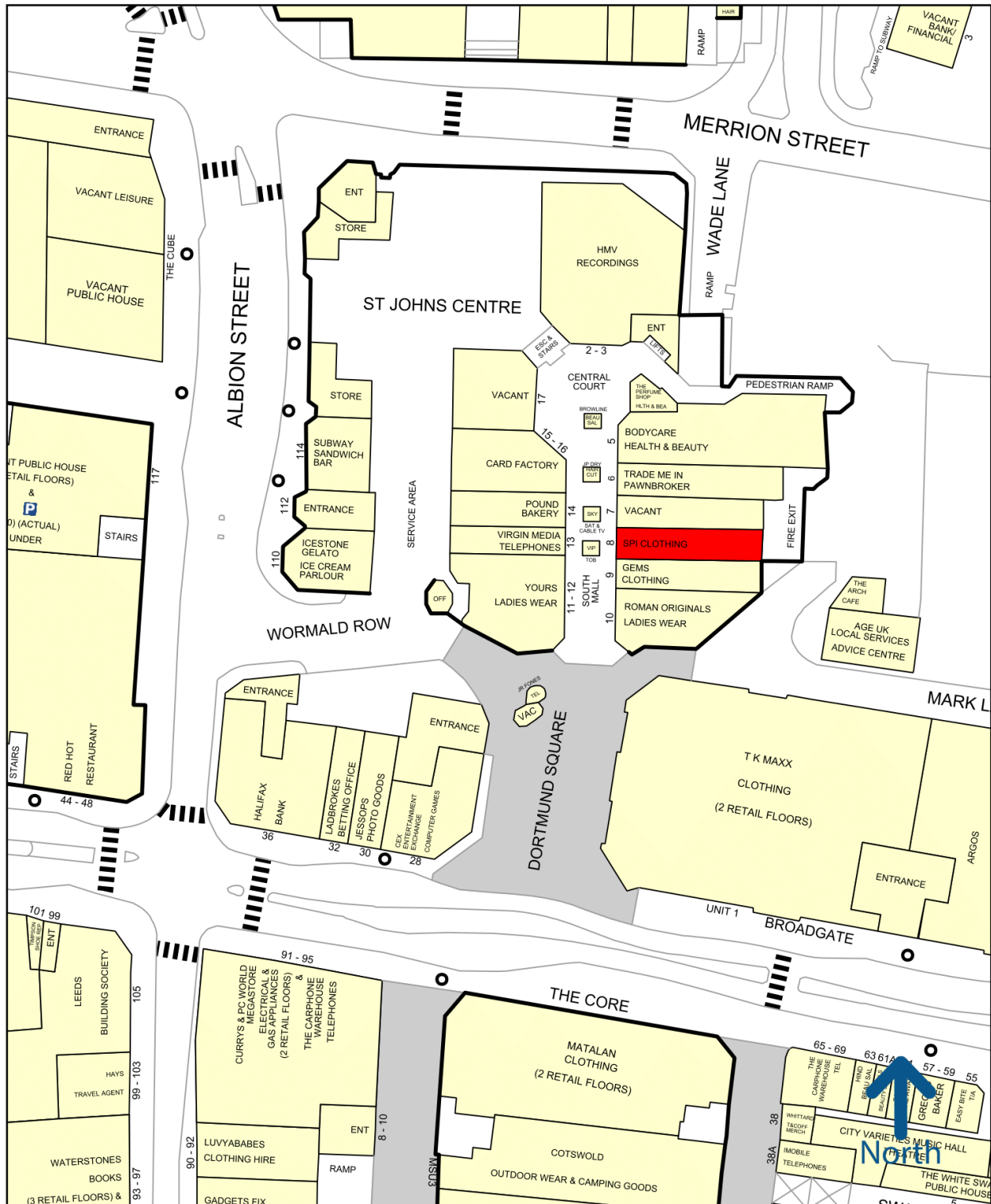
Subject to Contract

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

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Leeds - Central



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

50 metres

