

TO LET

PRIME RETAIL STORE SEACROFT

Unit 9, Seacroft Green Shopping Centre



Key Highlights

- Seacroft is a busy suburb of Leeds with the 170,000 sq ft shopping park located on the Outer Ring Road (A6120) at the junction of the A64. Seacroft Green Shopping Centre is anchored by a 130,000 sq ft Tesco Extra and benefits from a 440 space surface car park.
- The subject property is situated in a parade with retailers including **Costa, Card Factory, One Below, Poundland, Ladbroke's, Greggs, and Subway.**

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3 Wellington Place
Leeds, LS1 4AP

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Accommodation

The premises are arranged over ground and first floor levels, comprising the following approximate net internal areas:

Ground:	1,301 sq ft	120.9 sq m
First Floor:	1,263 sq ft	117.4 sq m

Rent

On application.

Tenure

The property is available by way of a new 10 year Full Repairing and Insuring lease, subject to 5 yearly upward only rent reviews.

Rates

Rateable Value: £31,500

UBR (2022/23): £0.499

Rates Payable: £15,719 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

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

EPC Rating

EPC available on request.

Further Information & Viewing

Further Information & Viewing upon request. Viewing strictly by appointment with Savills.

Service Charge

The service charge payable for the current year is £10,922.26.

AML

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