



Location

White Rose Shopping Centre is a prime retail shopping destination located 4 miles to the west of Leeds City Centre. The centre provides 4,800 car parking spaces with over 100 shops and over 20 restaurants with anchor tenants including **Debenhams, Marks and Spencer, Primark, Sainsbury's and Next.**

The subject unit is located in the south mall close to the **Sainsbury's** with fashion retailers **Zara, River Island, New Look and Superdry** nearby as well as **Pandora, Beaverbrooks** and Patisserie Valerie.

Description

The premises are arranged over ground & first floors providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	938.79	10,105
First	63.36	682
Total	1,002.15	10,787

Passing Rent

£640,000 pax

Lease Terms

The property is available by way of an assignment of the existing lease expiring 24th December 2021.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value: £560,000

There is currently a rates holiday for qualifying retail uses until 30th June 2021. Interested parties should carry out their own investigations.

EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.

<https://sainsburysproperties.co.uk/>

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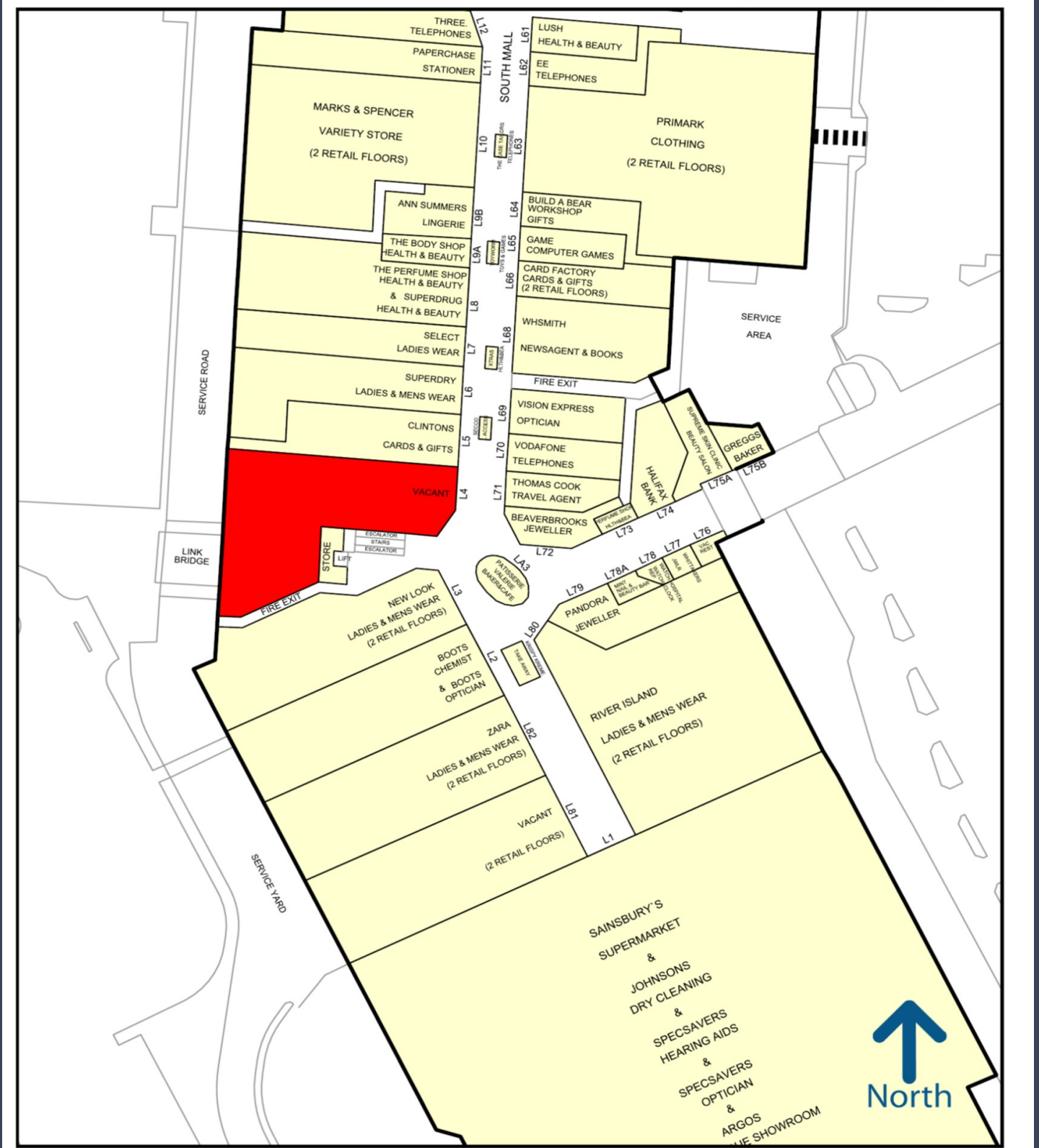
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