



Owlcotes Centre

Stanningley-by-Pass, Pudsey, LS28 6AR

Prominent former Claire's Accessories unit at the entrance to the 80,725 sq ft Asda Pudsey Supercentre, benefiting from high footfall.

388 sq ft
(36.05 sq m)

- Compact 388 sq ft retail unit
- Prominent position at the main Asda store entrance
- Located within the 80,725 sq ft Asda Pudsey Supercentre
- Benefits from consistently high customer footfall
- Wide, highly visible glazed shopfront
- Established Owlcotes Shopping Centre location

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Summary

Available Size	388 sq ft
Rent	£5,000 per annum
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (31)

Description

The property comprises a compact 388 sq ft former Claire's Accessories unit, prominently positioned at the entrance to the 80,725 sq ft Asda Pudsey Supercentre and opposite McDonald's. It forms part of the established Owlcotes Centre, alongside M&S and B&M, a major shopping destination serving West Leeds and the surrounding area.

Location

Owlcotes Centre is an established regional shopping destination serving Pudsey, Farsley, Stanningley, Bramley, Rodley, Calverley and the wider West Leeds and East Bradford catchment. Prominently located off the A647 Stanningley Bypass, the centre includes Asda, M&S, B&M and McDonald's, with extensive free customer parking and convenient access from both Leeds and Bradford.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Unit	388	36.05	Available
Total	388	36.05	

Viewings

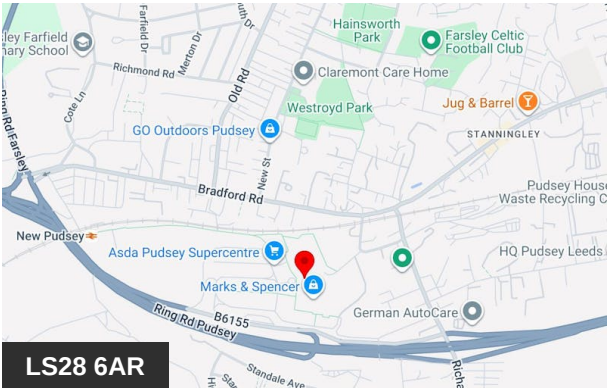
Viewings are strictly by prior appointment through the sole letting agents, WSB Property Consultants LLP.

Terms

The unit is available by way of a concession agreement on terms to be agreed and will be taken as seen.

Specification

The unit is offered in its existing condition and will be taken as seen.



Viewing & Further Information



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