

28-30 Town Street
Farsley
Leeds
LS28 5LD

Retail – To Let

£5,000 - £11,500 pa

133 sq ft (12.4 sq m) –
358 sq ft (33.4 sq m)

- Prominent Retail Shop
- Busy High Street Location
- Wide range of local amenities
- Variety of sizes available
- End Terrace



Location

The subject property is located fronting Town Street in the centre of Farsley and therefore benefits from the usual Town Centre amenities. Farsley itself lies approximately midway between Leeds and Bradford and the main Leeds Outer Ring Road (A6120) is approximately 0.25 miles from this location.

Description

The available property comprises of 2 ground floor retail units within a two-storey stone terraced building. No.28 is an open plan kiosk style unit (No WC), and No.30 has an open plan entrance with partitioned treatment room and WC. The units are currently separated therefore, to let as one an interconnecting doorway would need to be installed to enable internal access.

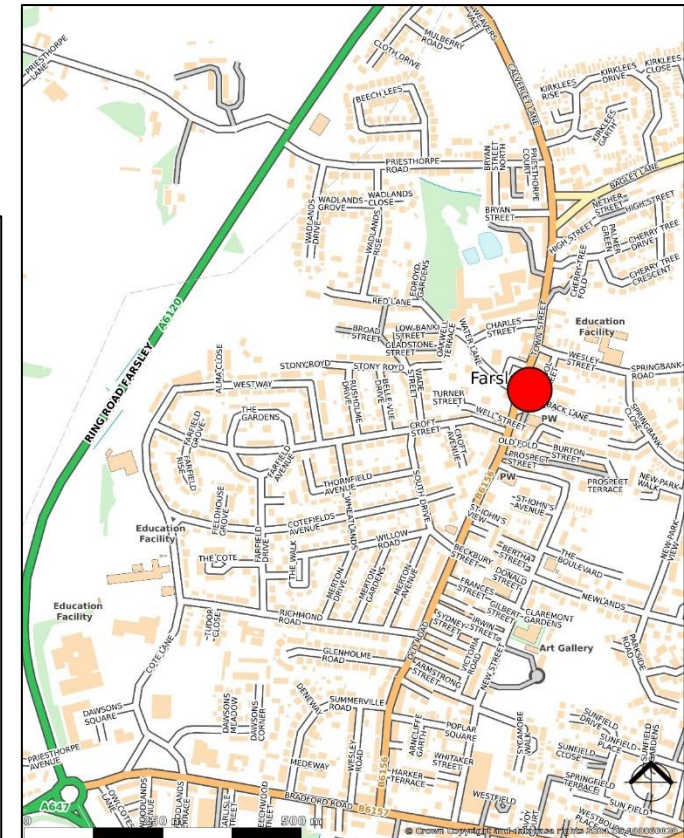
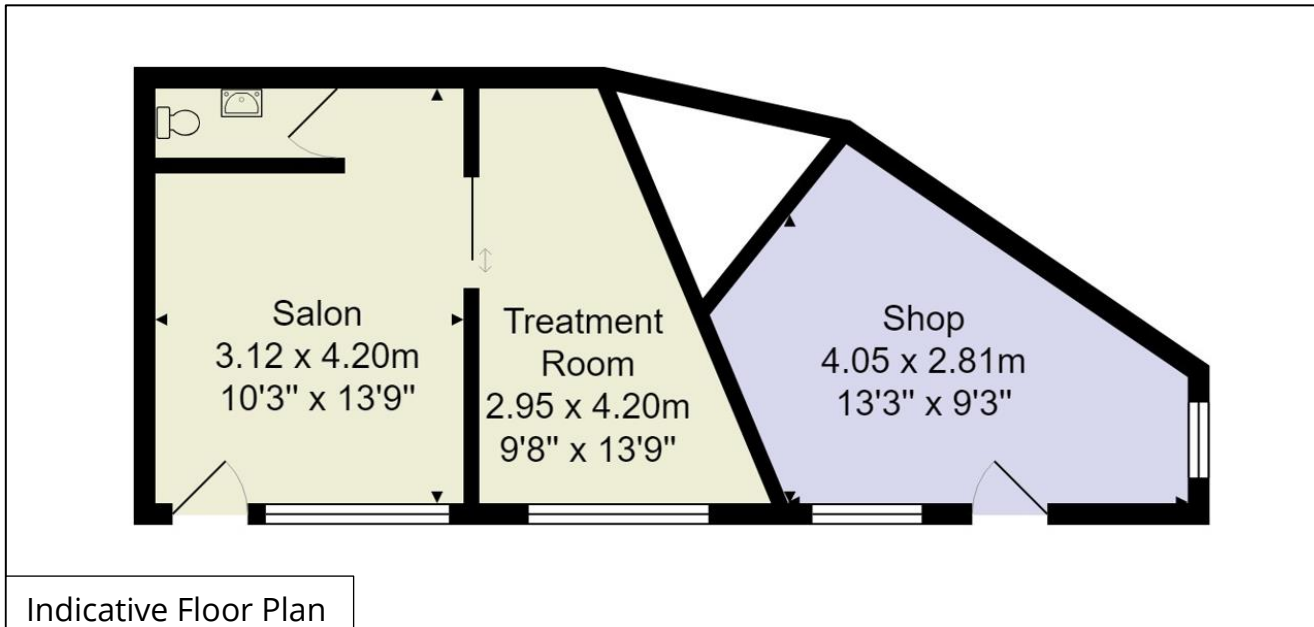
Accommodation

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

No.28 - 133 sq ft (12.4 sq m)

No.30 - 225 sq ft (21.0 sq m)

Total - 358 sq ft - (33.4 sq m)



Terms

The property is available to let on full repairing and insuring terms for a minimum term of 3 years. The quoting rents are:

- No.28 - £5,000 p.a.
- No.30 - £6,500 p.a.
- No. 28 and 30 - £11,500 p.a.

(The property is not VAT elected)

EPC

- No.28 benefits from an EPC rating of D - 91
- No.30 benefits from an EPC rating of E - 121

Rateable Value

The current rateable values within the 2023 Rating list are as follows:

- No.28 - £2,700
- No. 30 - £4,000

Interested parties are advised to make their own enquiries with Leeds City Council

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Details prepared: March 2024

For more information, please contact:

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All Enquiries:

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