

TOWN CENTRE HIGH STREET RETAIL UNIT

806 SQ FT (74.9 SQ M)
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- Return frontage
- Prominent high street location
- Large retail trading area
- Storage, Kitchen and WC facilities to the rear



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TO LET

36 Queen Street, Morley
Leeds
LS27 9BR

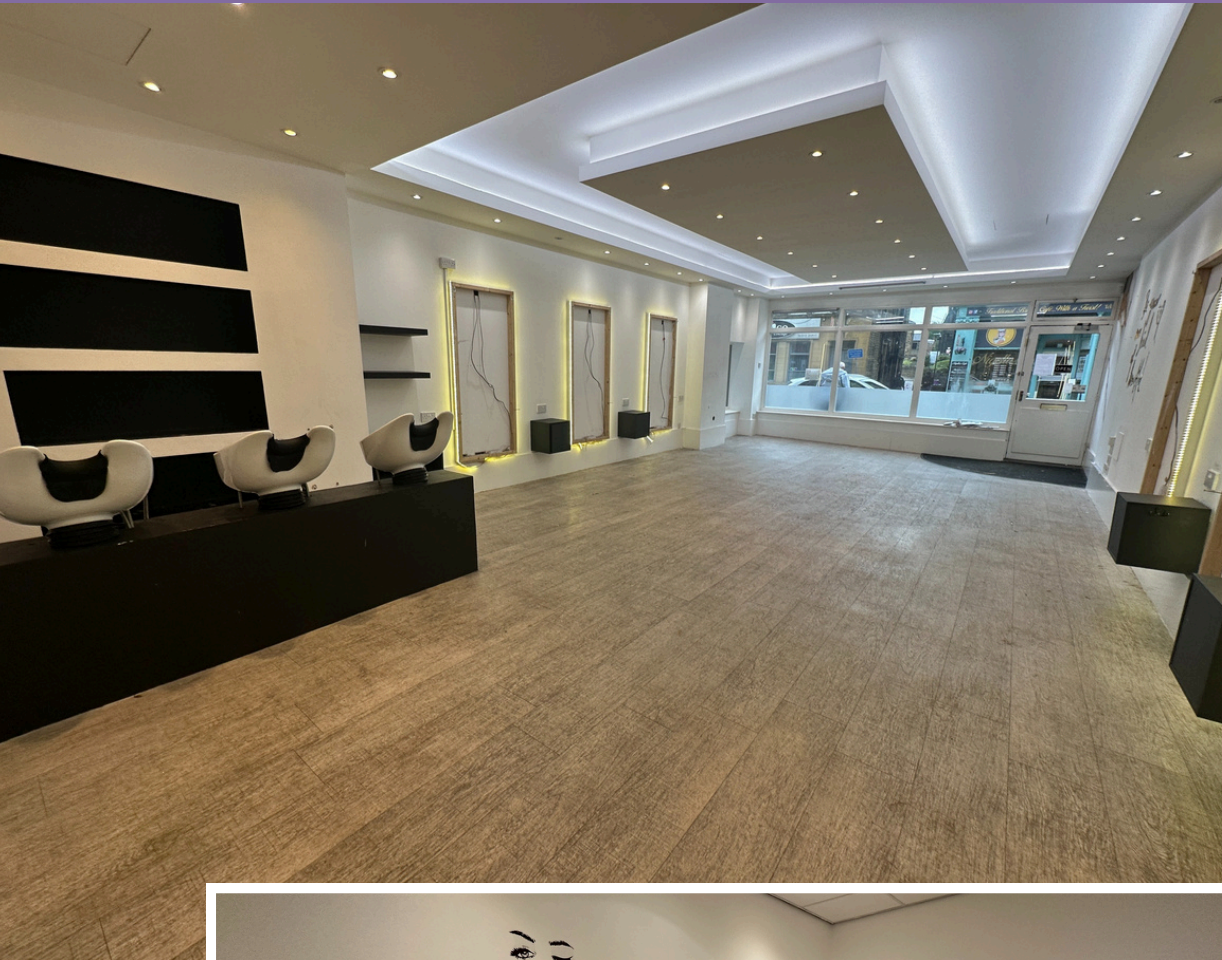
£15,000
per annum

LOCATION

The property is well located on the busy Queen Street in the centre of Morley, approximately 5 miles south-west of Leeds city centre. Nearby occupiers include Morrisons supermarket and Greggs.



Land database rights 2025 OS AC0000629429



DESCRIPTION

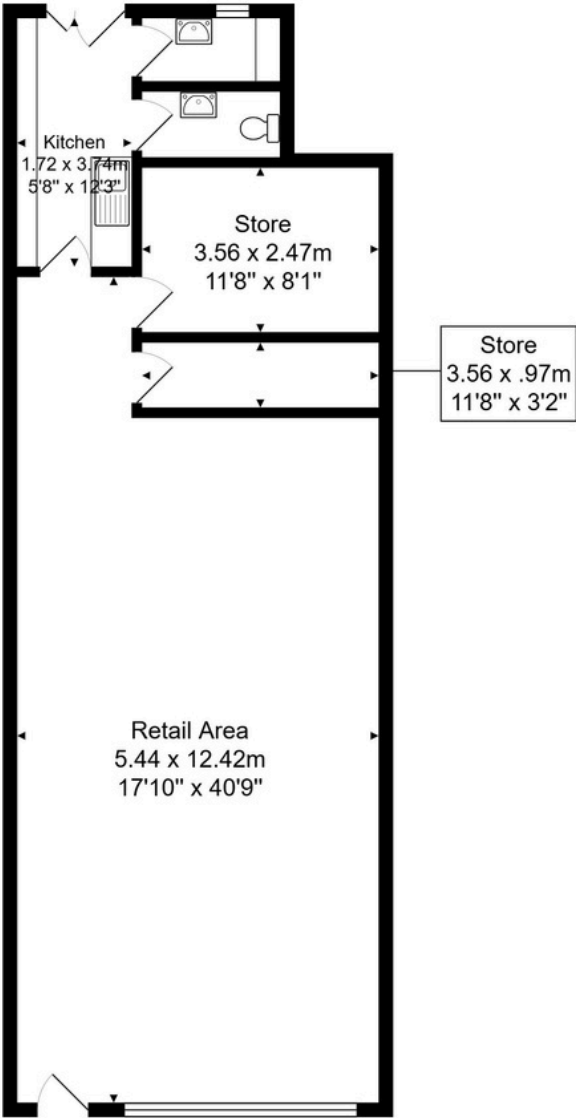
The property comprises of a ground floor retail unit, formerly used as a Hair and Beauty Salon. The unit is configured with sales area to the front and WC, kitchen, office and store facilities to the rear.



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:

	Sq Ft	Sq M
Ground Floor	806	74.9
Total	806	74.9





EPC

The property currently benefits from an EPC rating of C-75.

VAT

It is understood that the subject property is not elected for VAT

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £15,000 per annum.

SERVICE CHARGE

A service charge is raised at the subject properties. Further details available upon request.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the property has a 2023 Rateable Value of £11,000.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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