



27-29 Town Street

Leeds, Armley, LS12 1UX

PROMINENT RETAIL UNIT

18,562 sq ft

(1,724.47 sq m)

- High street location
- Busy shopping district
- Suitable for various uses (STP)



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Summary

Available Size	18,562 sq ft
Rent	£75,000 per annum
Rates Payable	£53,280 per annum
Rateable Value	£96,000
VAT	Applicable. Vat is payable in addition
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

Description

The premises comprise a large glazed fronted, retail unit set within a two-storey brick built retail block. Internally, the accommodation is divided to form a large open plan ground floor sales area with loading and good lift to the rear. The first floor comprises two separate, predominantly open plan spaces with additional office, staff room and w/c's. Loading to the unit is accessed off Hall Road. Customer parking is available to the rear.

Location

The premises occupy a prominent retail position fronting Town Street, close to the busy crossroads with Branch Road, and within the main shopping area of Armley Town Centre. Major retailers within the area include Greggs, Heron Foods, Savers and William Hill.

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £75,000 per annum exclusive of business rates, service charge, insurance, utility costs, VAT and all other outgoings.

Planning

We understand the unit has E Class planning consent however advise interested parties to make their own enquiries via the local authority.



Viewing & Further Information



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