

RETAIL UNIT TO LET

Unit 3 Horsefair Centre Wetherby



Savills Leeds
3 Wellington Place
Leeds
LS1 4AP

savills.co.uk



Location

Wetherby is a market town located in West Yorkshire, situated between Leeds and York. It is approximately 12 miles from Leeds City Centre, accessible via the A58.

The subject property is located within the Horsefair Centre which is anchored by a **Morrisons Superstore** and a 250 space car park.

Other operators in close proximity include **Boots, Card Factory, Superdrug** and **Charles Clinkard**.

Accommodation

The premises are arranged over ground floor only.
Approximate net internal areas are:

Ground Floor: 947 sq ft 87.97 sq m

Tenure

The unit is available by way of new effective fully repairing and insuring lease.

Rent

£22,500 per annum exclusive.

Service Charge

The tenant will be liable for service charge of £2,128 per annum.

Rates

Rateable Value (2025/26) £15,000

UBR: £0.499

Rates Payable: £7,485

Parties are advised to make their own enquiries with the Local Authority.

Use

The premises currently benefits from Class E use.

EPC

Rating D, Full Energy Performance Certificate available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing & further information

Strictly by prior arrangement only with:

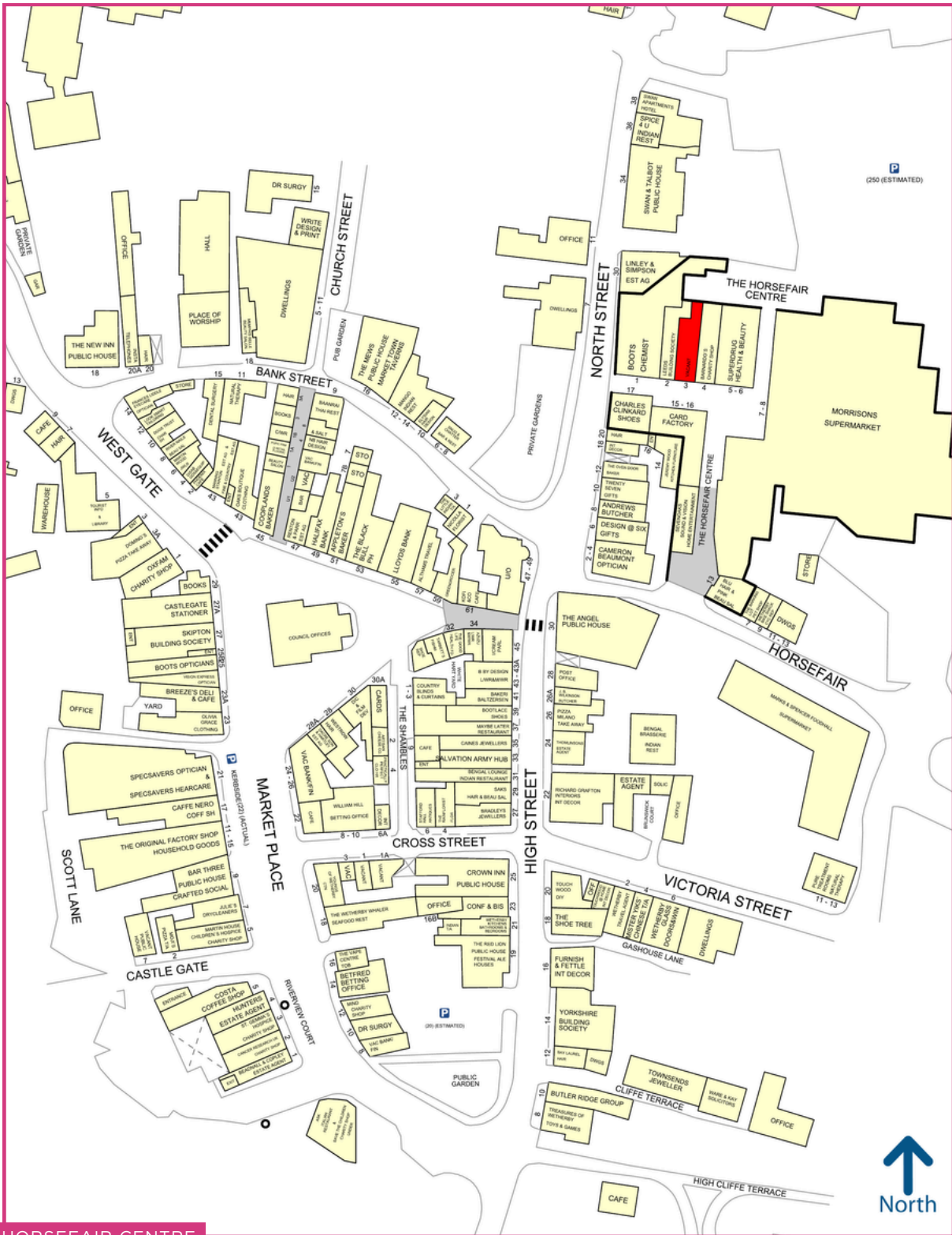
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