



97a Queen Street
Morley, Leeds, LS27 9DW

TOWN CENTRE RETAIL UNIT

495 sq ft
(45.99 sq m)

- Ground floor retail unit
- Prominent location
- High footfall



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Summary

Available Size	495 sq ft
Rent	£15,000 per annum
Rateable Value	£9,700
VAT	Not applicable. VAT is NOT applicable on this property
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

Description

The unit forms part of a small block property on Queen Street, the main shopping area in Morley. Internally the unit comprises a ground floor sales area, with small kitchen and w/c facilities to the rear.

Location

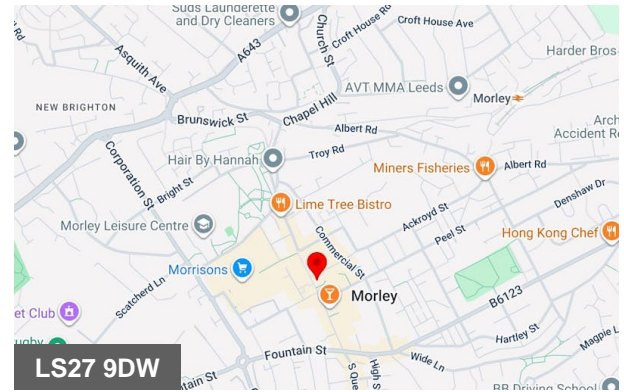
The property occupies a prime location fronting the pedestrianised Queen Street in the heart of Morley's prime retail core. Nearby occupiers include Card Factory, Morrisons, B&M & Savers, with several public car parks within the vicinity of the premises.

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 £15,000 per annum exclusive of business rates, utility costs, service charge, insurance and all other outgoings.

Planning

We understand the unit currently benefits from the new E Class planning consent. Interested parties are advised to check with the Local Authority.



Viewing & Further Information



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