

To Let



Unit 1, 78 Queen Street Morley, Leeds, LS27 9BP

Prominent retail unit in centre of Morley Prominent location High footfall

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Summary

Available Size	883 sq ft
Rent	£22,500 per annum
Rates Payable	£10,104.75 per annum
Rateable Value	£20,250
VAT	Not applicable. VAT is NOT applicable on this property
Legal Fees	Each party to bear their own costs
EPC Rating	E (113)

Description

The property forms part of a parade of retail units on Queen Street, the main shopping area in Morley. Internally the unit comprises a ground floor sales area, with a slightly elevated staff area to the rear which includes kitchen and disabled w/c facilities. The property benefits from a glazed frontage with roller shutter.

Location

The property occupies a prime location fronting the pedestrianised Queen Street in the heart of Morley's prime retail core. The premises are adjacent to William H Brown and Card Factory. Nearby occupiers include Card Factory, Wilko, Well Pharmacy & Savers, with several public car parks within the vicinity of the premises.

Terms

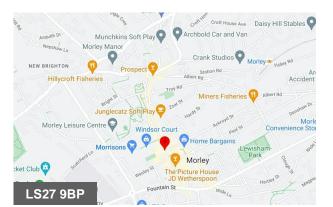
The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £22,500 per annum exclusive of business rates, utility costs, service charge, insurance and all other outgoings.

Planning

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

EPC

Rated E. Further information is available upon request.







Viewing & Further Information



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