



## Unit 1, 78 Queen Street

Morley, Leeds, LS27 9BP

**Prominent retail unit in  
centre of Morley**

**883 sq ft**  
(82.03 sq m)

- Ground floor retail unit
- Prominent location
- High footfall



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## Summary

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

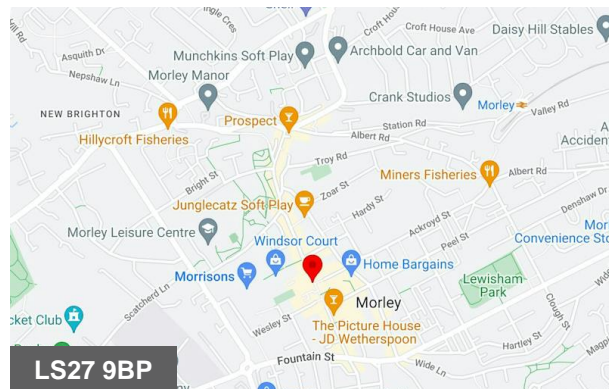
The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £22,500 per annum exclusive of business rates, utility costs, service charge, insurance and all other outgoings.

## 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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