



## Bank House

Queen Street, Morley, Leeds, LS27 8DX

**Prominent retail/leisure  
premises in centre of Morley**

**2,552 sq ft**  
(237.09 sq m)

- Prominent location
- High footfall
- Suitable for various uses (STP)



# Bank House, Queen Street, Morley, Leeds, LS27 8DX

## Summary

<b>Available Size</b>	2,552 sq ft
<b>Rent</b>	£25,000 per annum
<b>Rates Payable</b>	£14,221.50 per annum
<b>Rateable Value</b>	£28,500
<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>	Upon Enquiry

## Description

The property comprises a ground and basement floor former banking hall located on a prominent corner location in Morley Town Centre. Internally the ground floor layout is predominantly open plan with a small office and kitchen/breakout room to the rear. The basement comprises male and female toilets along with a strong room/vault and large storage area. The property is serviced with gas and a three-phase electric supply. Two car spaces are allocated with the property in the rear shared private car park accessed off Commercial Street.

## Location

The property occupies a prime location on the corner of Queen Street & Albion Street in the heart of Morley's prime retail core. The building is in a great location close to all the towns local amenities and near to several public car parks. Nearby occupiers include Morrisons, Greggs and Card Factory.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,535	142.61
Basement	1,017	94.48
<b>Total</b>	<b>2,552</b>	<b>237.09</b>

## 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 £25,000 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

An Energy Performance Assessment has been commissioned.



## Viewing & Further Information



**Pete Bradbury**

0113 245 1447

petebradbury@cartertowler.co.uk



**Tom Fuller**

0113 245 1447

tomfuller@cartertowler.co.uk