

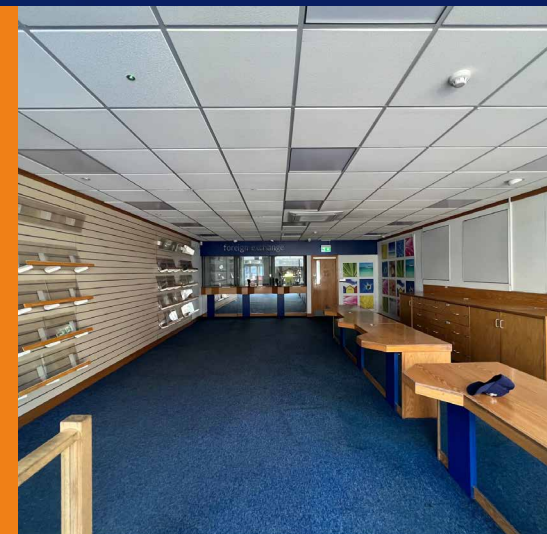
Ryden

TO LET

**SUBSTANTIAL RETAIL PREMISES
145.91 M2 1,571SQ.FT**



**UNIT 4
91 QUEEN STREET
MORLEY
LS27 8DW**



**SUBSTANTIAL
RETAIL PREMISES**

**BUSY PEDESTRIANISED
HIGH STREET LOCATION**

**145.91 M2 1,571SQ.FT SALES
AREA PLUS FIRST FLOOR
STORES AND ANCILLARY**

**NEARBY OCCUPIERS
INCLUDE SANTANDER,
COOPERATIVE PHARMACY
AND CARD FACTORY**

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



**STRATEGICALLY
LOCATED ON
THE PRIME
RETAIL STREET
WITHIN THE
TOWN CENTRE**

**A SUBSTANTIAL
GROUND
FLOOR RETAIL
PROPERTY**

[FIND ON GOOGLE MAPS](#)

LOCATION

The property is located on the pedestrianised section of Queens Street being the prime retail street within the town centre home to a variety of national and local occupiers.

Morrisons supermarket and the Market is situated a short walk from the property.

DESCRIPTION

The property comprises of a substantial ground floor retail property previously occupied by a travel agents and subdivided to provide a sales area with various offices and stores behind. Much of the current internal fit out could be removed to provide a more open plan sales area to suit an occupiers need.

To the first floor the property comprises of a large store room to the front of the building along with a canteen and WC facilities to the rear.

ACCOMMODATION

- Ground floor sales 145.91m² (1,571sq.ft.)
- First floor stores & ancillary – 100.30m² (1,080sq.ft.)
- Max internal width – 6.04m
- Max internal depth – 30.47m

RENTAL TERMS

The premises are offered to let by way of a new effective full repairing and insuring lease for a term to be agreed at a rent of £27,500per annum exclusive.

RATEABLE VALUE

The premises have been assessed with a rateable value of £28,500.

ENERGY PERFORMANCE CERTIFICATE

The property has a current rating of C (65).

VAT

Prices and rental are exclusive of VAT if chargeable.





TO LET

**SUBSTANTIAL
RETAIL PREMISES**

**145.91 SQ.M
1,571 SQ.FT**



**UNIT 4
91 QUEEN STREET
MORLEY
LS27 8DW**

GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents.

Jonathan O'Connor

T 07916 678 582

E jonathan.oconnor@ryden.co.uk

Sam Davill

T 07467 606 061

E sam.davill@ryden.co.uk

Ryden

36 Park Row

Leeds

LS1 5JL

0113 243 6777

ryden.co.uk

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **June 2023**

