

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS A2 86a Queen Street, Morley LS27 9BU



Rent: £42,000 PA Ground Floor Area 3,259 Sq ft / 303 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Richard Barker Mob: 07771 604525

Email: richard@barkerproudlove.co.uk

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Location:

The town of Morley lies 5 miles South-West of Leeds City Centre, 7 miles South-East of Bradford and 29 miles south west of York. The property is situated on the western side of the pedestrianised section of Queen Street, close to its junction with Wesley Street, in the heart of the town centre.

Other occupiers in the town include Wilko, Morrisons, Boots the Chemist, Savers and branches of Barclays, HSBC, NatWest and Lloyds banks.

Demise:	Sq Ft	Sq M
Ground Floor	3259	302.77
First Floor	2303	213.96

Rent:

The passing rent is £42,000 per annum exclusive.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 05/06/2026. The lease contains a Tenant only break clause on 06/06/2021. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £43,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

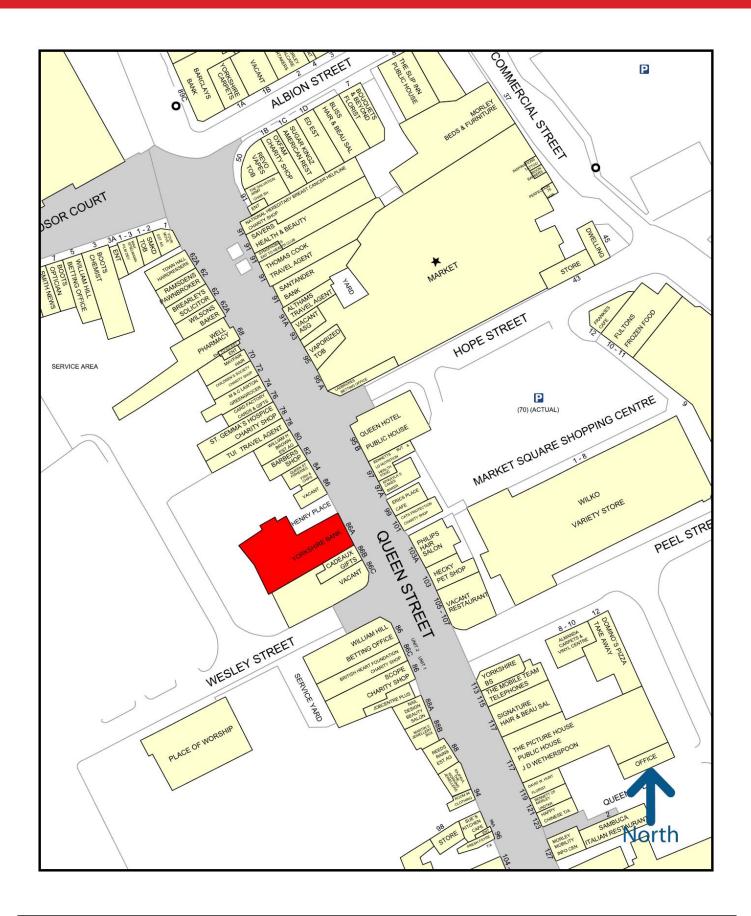
Subject to Contract

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