

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

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

Richard Barker

Mob: 07771 604525

Email: richard@barkerproudlove.co.uk

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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. July 2020

