RAWSTRON JOHNSON

RETAIL AND LEISURE PROPERTY CONSULTANTS

MORLEY • 105-107 • QUEEN STREET

PRIME SHOP TO LET

RAWSTRON JOHNSON RETAIL AND LEISURE PROPERTY CONSULTANTS

5 YORK PLACE • LEEDS • LS1 2DR 0113 450 7000 rj-ltd.co.uk

LOCATION

Morley is an historic and popular market town, located in West Yorkshire approximately 6 miles south west of Leeds. The town has a strong retail catchment and as a result is home to a number of household names including **Boots**, **Wilko** and **Home Bargains**.

The subject property occupies a prime location fronting the pedestrianised Queen Street in the heart of the towns prime retail core. The property lies adjacent to **Yorkshire Building Society** and **B&M** and close to **Wetherspoons**.

There are several public car parks within the immediate vicinity of the premises.

TERMS

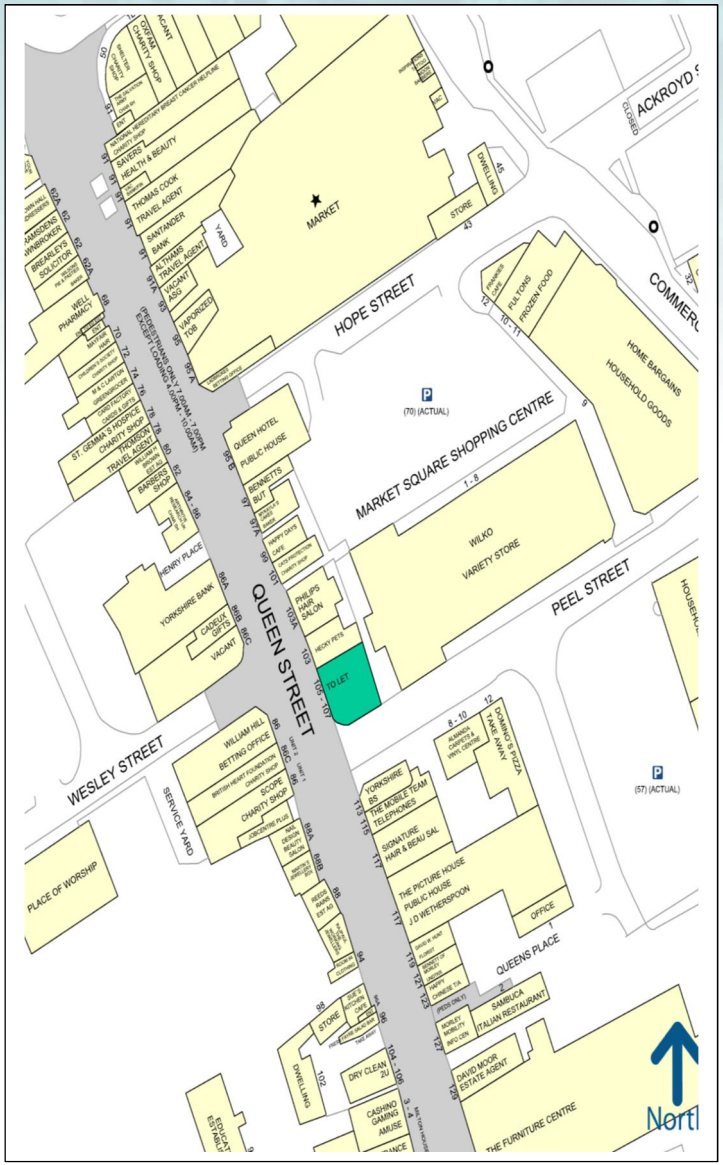
The unit is available by way of new effectively full repairing and insuring lease. Rent on application.

The tenant will be responsible for service charge costs of £1,452 per annum.

ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor	1,672 sq ft (155.33 sq m)



RATING

We understand the current rating assessment is as follows:

Rateable Value: £30,000

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

LICENSING

We understand the premises as a licence permitting the sale of alcohol. Please enquire with the letting agents for further details.

VAT

All figures quoted are net of VAT which may be payable in addition.

VIEWINGS

Strictly via prior appointment through the letting agents
Rawstron Johnson - 0113 450 7000
email anthony@rj-ltd.co.uk

SUBJECT TO CONTRACT

Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that; (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any los arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.