

MORLEY • 107A • QUEEN STREET



PRIME SHOP TO LET

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. Nearby occupiers include **Yorkshire Building Society, B&M & Wetherspoons**.

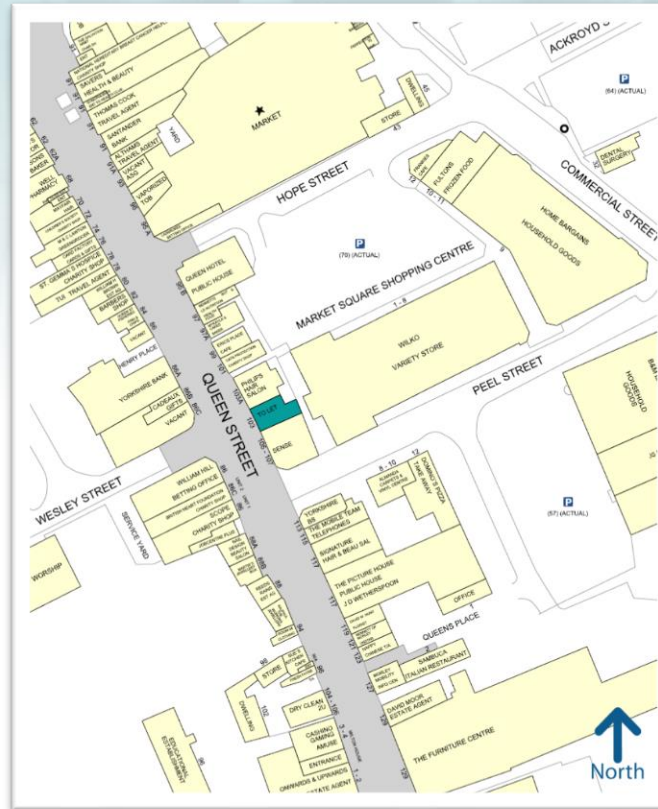
The unit was previously occupied by a vape shop and is available with high quality fit out.

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 at £17,500 per annum.

The tenant will be responsible for service charge costs.



ACCOMODATION

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

Ground Floor | 557 sq ft (51 sq m)

RATING

We understand the current rating assessment is as follows:

Rateable Value: £14,250

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.

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 or lawrence@rj-ltd.co.uk

Or our joint agent ATC – 0113 275 8758

SUBJECT TO CONTRACT

