

• MORLEY • 78 QUEEN STREET •



## ACCOMMODATION

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

**Ground Floor** | 883 sq. ft. (82 sq. m.)

## RATING

We understand that the premises have been assessed for business rates as follows:

**Rateable Value: £19,500**

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 but VAT will be payable in respect of this property.

## VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000

email [lawrence@rj-ltd.co.uk](mailto:lawrence@rj-ltd.co.uk) or [anthony@rj-ltd.co.uk](mailto:anthony@rj-ltd.co.uk)

**SUBJECT TO CONTRACT AND VACANT POSSESSION**

## 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 premises are adjacent to **William H Brown** and **Card Factory**.

Nearby occupiers include **Card Factory, Wilko, Well Pharmacy & Savers**.

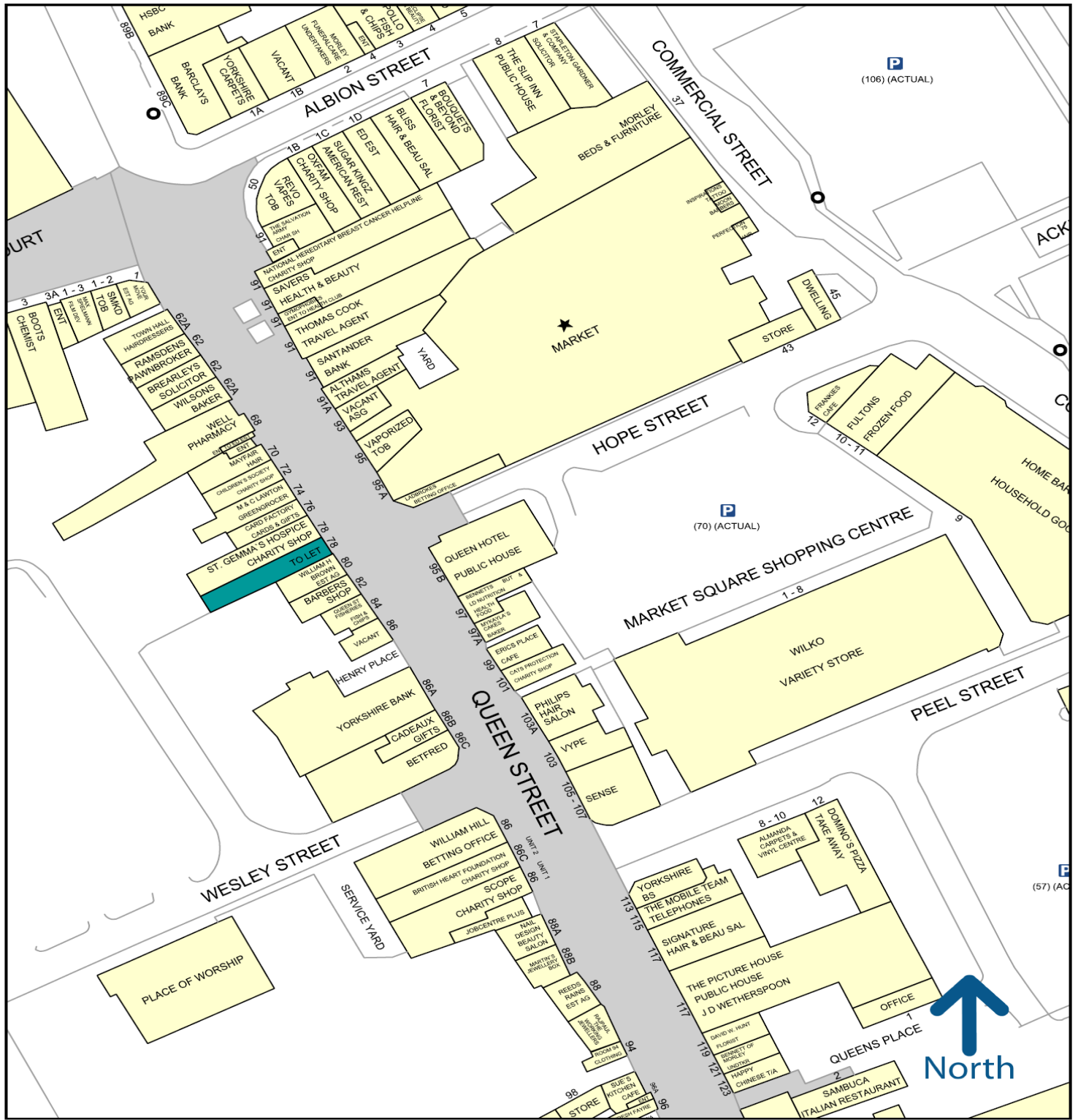
There are several public car parks within the vicinity of the premises.

## TERMS

The unit is available by way of new full repairing and insuring lease at a commencing rent of £22,500 per annum exclusive.

The Tenant will also be liable for service charge and insurance costs of approximately £2,129 per annum exclusive.

## PRIME SHOP TO LET



50 metres

Experian Goad Plan Created: 30/08/2019  
Created By: Rawstron Johnson



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