

**31-35 High Street**

Morley, Leeds, LS27 9AL

**FOR SALE - OFFICE  
BUILDING SUITABLE FOR  
ALTERNATIVE USES (STP) -  
PREVIOUSLY OCCUPIED BY  
A NURSERY****6,000 sq ft**  
(557.42 sq m)

- CENTRAL MORLEY LOCATION
- REGULAR / FLEXIBLE FLOOR-PLATES
- ALTERNATIVE USE POTENTIAL (STP)
- GOOD ON SITE CAR PARKING
- SUSPENDED CEILINGS
- W/C & KITCHEN FACILITIES

# 31-35 High Street, Morley, Leeds, LS27 9AL

## Summary

Available Size	6,000 sq ft
Price	Offers in excess of £400,000
Rates Payable	£15,970.50 per sq ft
Rateable Value	£29,250
VAT	Not applicable
EPC Rating	C (69)

## Location

31-35 High Street, Morley is conveniently situated just a five minute walk away from Morley town centre. It is easily accessible by both car, bus and only a five minute drive from White Rose Shopping Centre and national motorway network (J28 M62). The property is also in a position that is very accessible to Leeds City Centre (approximately 5 miles) and also has the benefit of an Asda Superstore on its doorstep.

## Description

31-35 High Street, Morley is a substantial, well-built three-storey, office building with generous on-site car parking. The property is a former nursery and benefits from dedicated access points as well as privately partitioned meeting rooms, kitchen facilities and W/C facilities within the demise - making it a fully self contained building.

The property also benefits from the following specification features: -

- Modern suspended ceilings
- Kitchen and W/C Facilities
- Gas fired central heating
- CAT II florescent strip lighting
- UPVC double glazed windows
- Full decorations
- Floor coverings

## Accommodation

The available accommodation comprises the following net internal areas:

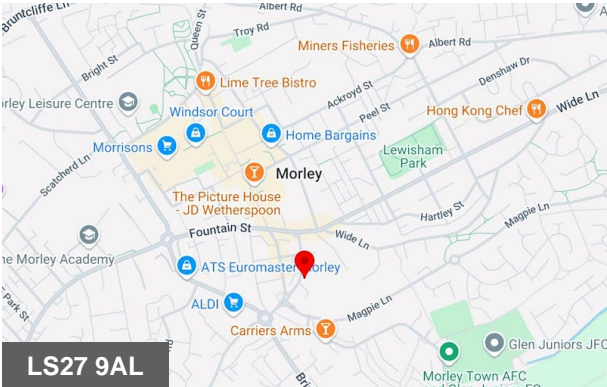
Name	sq ft	sq m	Availability
Lower Ground	2,000	185.81	Available
Ground	2,000	185.81	Available
1st	2,000	185.81	Available
<b>Total</b>	<b>6,000</b>	<b>557.43</b>	

## Parking

There is currently space for up to 8 cars to be parked at the front of the building. There is also the added benefit of there being the potential to create additional spaces, either at the front of the building or in the lower ground floor (which was previously used as a garage).

## Price

Offers are invited in excess of £400,000 to purchase the freehold interest in the property.



## Viewing & Further Information



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