



Unit 10, Windsor Court

Morley, Leeds, LS27 9BG

**Prominent retail unit in
centre of Morley**

3,924 sq ft
(364.55 sq m)

- Ground floor retail unit
- Prominent location
- High footfall



Unit 10, Windsor Court, Morley, Leeds, LS27 9BG

Summary

Available Size	3,924 sq ft
Rent	£57,500 per annum
Rates Payable	£31,820 per annum
Rateable Value	£74,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Description

The property forms part of a parade of retail units known as Windsor Court, located just off Queen Street, the main shopping area in Morley. Internally the unit comprises a large ground floor area, with separate storage and w/c facilities to the rear. The property benefits from a large glazed frontage and is positioned under the walkway opposite Morrisons Supermarket. Loading is available from the rear.

Location

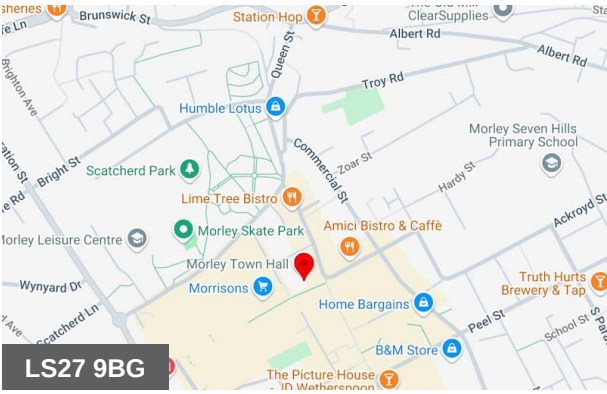
The property occupies a prime location on the thoroughfare between Morrisons and Queen Street in the heart of Morley's prime retail core. Nearby occupiers include Card Factory, Morrisons, Boots, Greggs & Savers. There are several public car parks within the vicinity of the premises.

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £57,500 exclusive of VAT, business rates, utility costs, service charge, insurance and all other outgoings.

Planning

We understand the property currently has E Class planning consent however advise interested parties to make their own enquiries via the local authority.



Viewing & Further Information

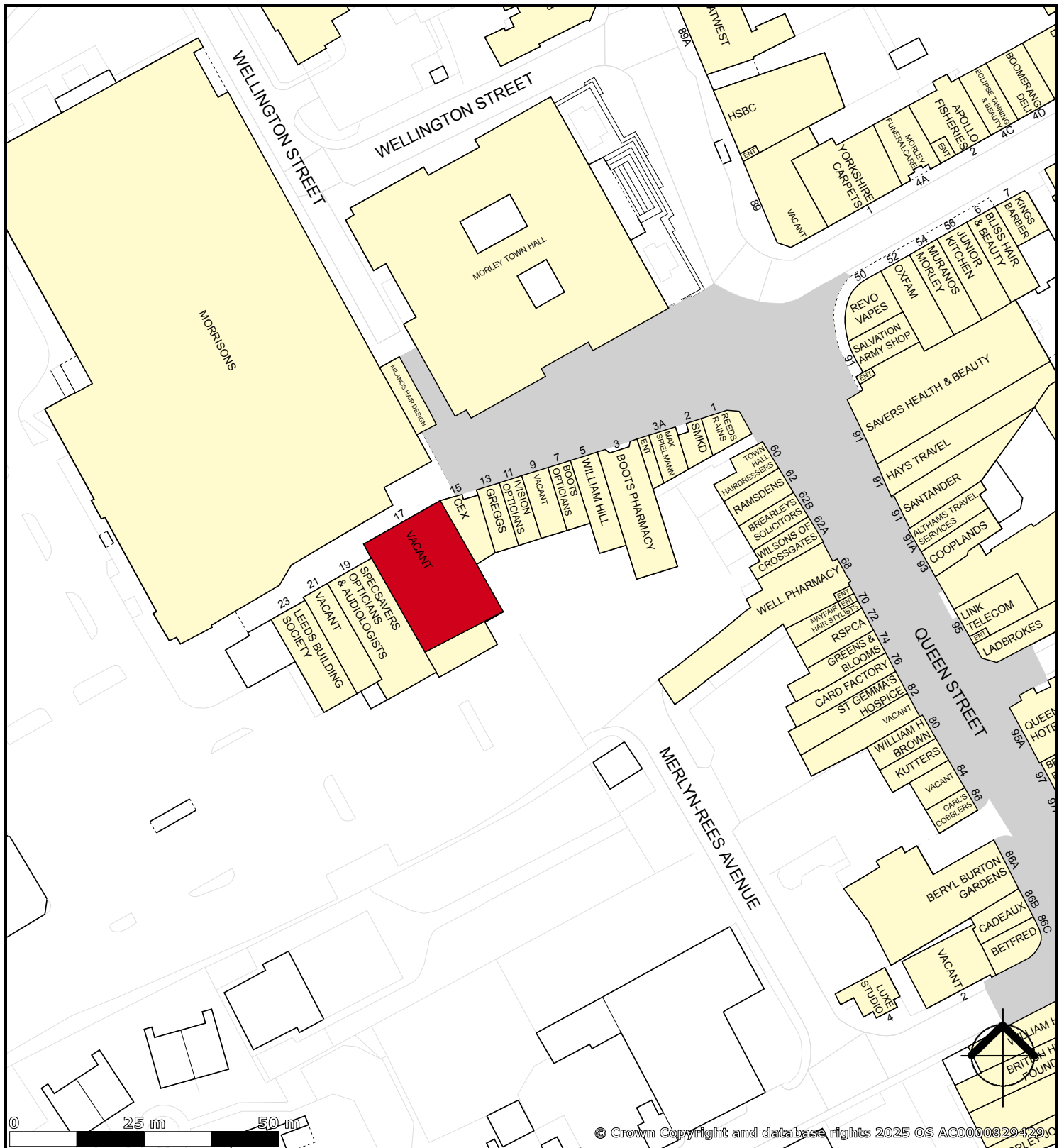


Pete Bradbury
0113 245 1447
petebradbury@cartertowler.co.uk



Tom Fuller
0113 245 1447
tomfuller@cartertowler.co.uk

17 Windsor Court, Morley, Leeds, LS27



created on **edozo**

Plotted Scale - 1:1,000

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract