



74 Queen Street
Morley, Leeds, LS27 9BP

**Prominent retail unit in
centre of Morley**

834 sq ft
(77.48 sq m)

- Ground and first floor retail unit
- Prominent location
- High footfall



Summary

Available Size	834 sq ft
Rates Payable	£6,876 per annum
Rateable Value	£18,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (100)

Description

The property forms part of a parade of retail units on Queen Street, the main shopping area in Morley. Internally the unit comprises a ground floor sales area, with a storage area to the rear and staff area on the first floor which includes kitchen and w/c facilities. The property benefits from a glazed frontage and retractable canopy.

Location

The property occupies a prime location fronting the pedestrianised Queen Street in the heart of Morley's prime retail core. The premises are adjacent to Card Factory and RSPCA Leeds & Wakefield. Nearby occupiers include Savers, Well Pharmacy, Hays Travel & Morley Indoor Market, with several public car parks within the vicinity of the premises.

Accommodation

The accommodation comprises the following areas:

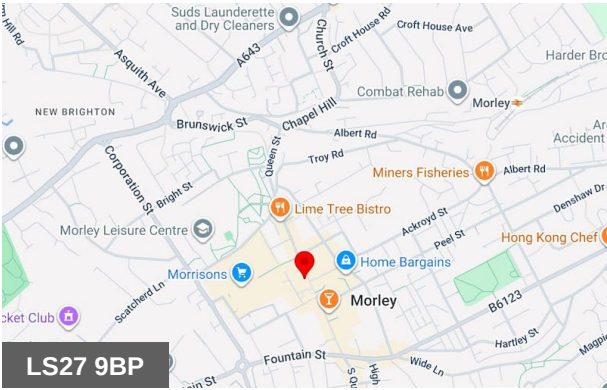
Name	sq ft	sq m
Ground	640	59.46
Ground - Rear Store	134	12.45
1st	60	5.57
Total	834	77.48

Terms

The property is available by way of an assignment of an effectively full repairing and insuring lease until February 2034 with a tenant only break option in February 2029 at a rent of £21,000 per annum exclusive of business rates, utility costs, service charge, insurance and all other outgoings.

EPC

Rating of D(100). Further information available upon request.



Viewing & Further Information

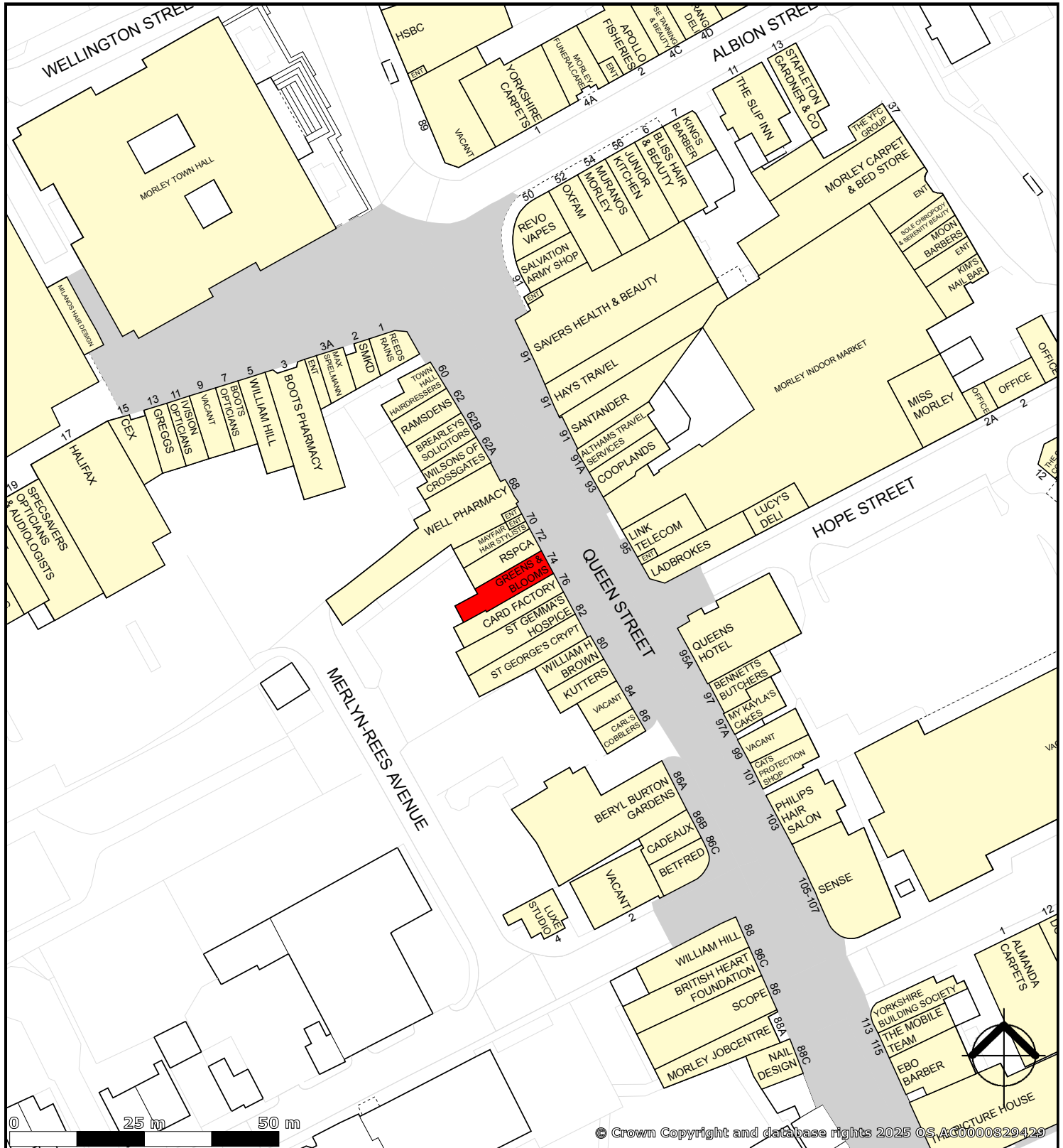


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Plotted Scale - 1:1,000