

**41 Main Street**

Garforth, Leeds, LS25 1DS

PROMINENT RETAIL/LEISURE PREMISES

2,997 sq ft
(278.43 sq m)

- PROMINENTLY SITUATED ON POPULAR HIGH STREET
- GOOD FOOTFALL
- DOUBLE FRONTAGE
- LARGE YARD TO REAR OF PROPERTY
- ANCILLARY STORAGE / OFFICE SPACE ON UPPER FLOORS

41 Main Street, Garforth, Leeds, LS25 1DS

Summary

Available Size	2,997 sq ft
Rent	£35,000 per annum
Rates Payable	£15,567 per annum Business Rates payable from April 2026
Rateable Value	£40,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Description

The building comprises a brick built, semi-detached, three-storey property prominently positioned on Main Street In Garforth, West Yorkshire. Internally the property provides a large predominantly open plan sales/customer area at ground floor with separate customer toilet, storage room and double shop frontage. To the rear is a good yard space currently used for additional seating. The first floor comprises a large room, two smaller rooms, toilets and a kitchen. Further accommodation is available in the attic. On street parking is available directly outside the unit and there are two large car parks off Main Street. Nearby retailers include Greggs, Costa, Domino's and The Co-op.

Location

The property is prominently located on Main Street in Garforth Town Centre, the town of which is located approximately 6.5 miles east of central Leeds.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,385	128.67
1st - Ancillary	1,014	94.20
2nd - Storage	598	55.56
Total	2,997	278.43

Terms

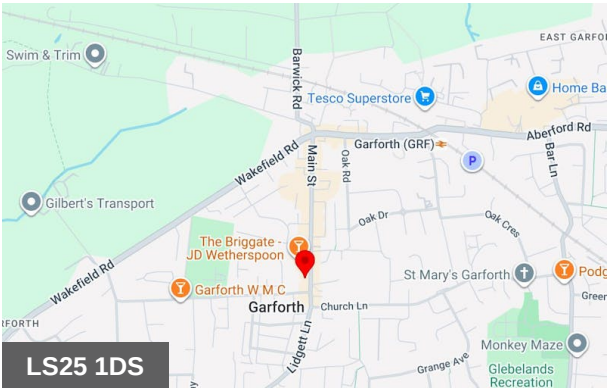
The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a rent of £35,000 per annum exclusive of business rates, utility costs, service charge, insurance and all other outgoings.

Planning

We understand the property currently benefits from the new E Class planning consent however advise interested parties to check with the Local Authority.

EPC

The property has been assessed as having an Energy Performance Asset rating of Band C. Further information can be provided.



Viewing & Further Information

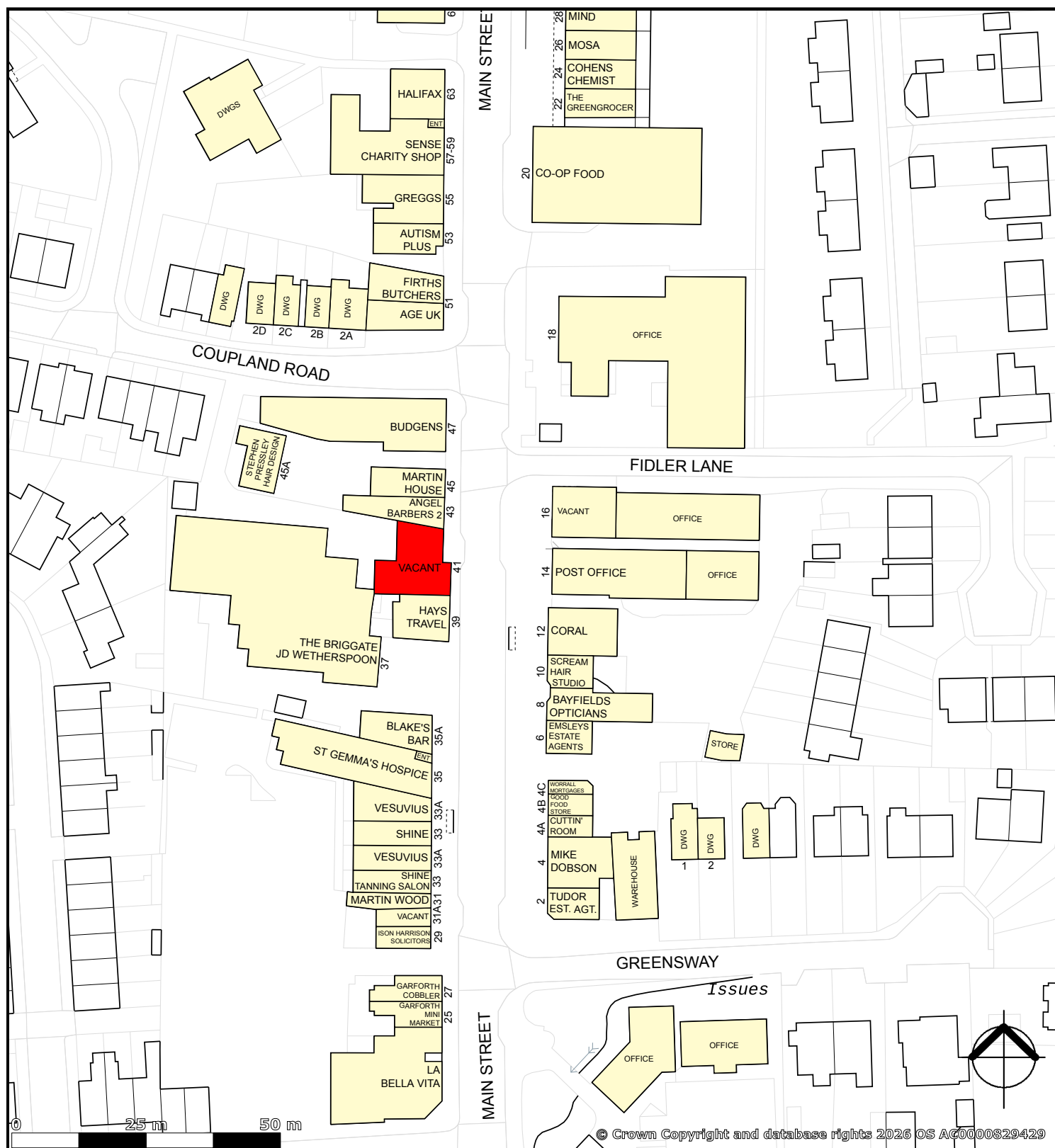


Tom Fuller
0113 245 1447
tomfuller@cartertowler.co.uk



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

41 Main Street, Garforth, Leeds, LS25



created on **edo**zo

Plotted Scale - 1:1,000