



32 Town Street

Armley, Leeds, LS12 3AB

PROMINENT RETAIL UNIT

1,378 sq ft
(128.02 sq m)

- High street location
- Busy shopping district
- Suitable for various uses (STP)



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Summary

Available Size	1,378 sq ft
Rent	£15,000 per annum
Rateable Value	£9,900 The unit may qualify for full business rate relief
VAT	Applicable. Vat is payable in addition
Legal Fees	Each party to bear their own costs
EPC Rating	C (67)

Description

The unit forms part of a parade of shops, located on Town Street in the centre of Armley. The subject unit is well located next to Greggs towards the top end of the parade. The current layout comprises an open plan sales area with loading to the rear. The first floor comprises a number of rooms suitable for storage, office and staff welfare space. A small kitchenette and w/c is also located on the upper floor. The unit is heated by way of gas central heating and the electric supply is a single phase. The property benefits from a fully glazed shop front. Externally to the rear of the property is a shared staff car park/loading area.

Location

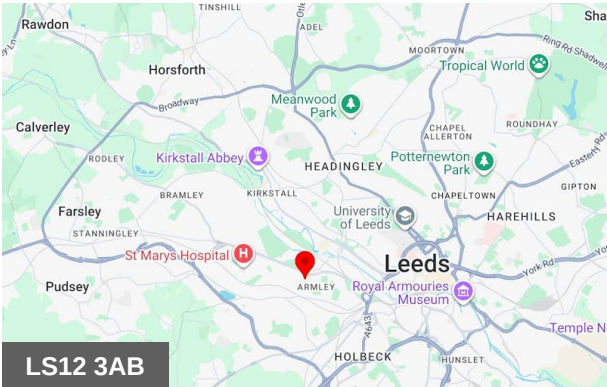
The premises occupy a prominent retail position fronting Town Street, close to the busy crossroads with Branch Road, and within the main shopping area of Armley Town Centre. Major retailers within the area include Greggs, Heron Foods, Savers and William Hill.

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 £15,000 per annum exclusive of business rates, service charge, insurance, utility costs, VAT and all other outgoing.

Planning

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



Viewing & Further Information



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