

Dresler Smith

CHARTERED SURVEYORS

89 QUEEN STREET, MORLEY, LS27 8DX



TO LET SHOP WITH EXISTING A2 PLANNING CONSENT, POTENTIAL FOR A5

LOCATION

Situated at the top of the non-pedestrianised section of Queen Street immediately adjacent to **NatWest Bank** and opposite **Lloyds TSB, Manning Stainton** and the **Town Hall**. There is a car space at the rear of the property and immediate roadside parking to the front.

ACCOMMODATION

Arranged on ground floor the shop provides the following approximate dimensions and net internal areas:

Gross Frontage	14' 4" (4.37m)
Internal Width	13' 7" (4.14m)
Ground Floor Sales	531sqft (49.33sqm)
Ground Floor Anc	231sqft (21.46sqm)

TERMS

Available by way of a new full repairing and insuring lease with a 5 yearly upward only rent reviews

RENT

£12,000pax

SUBJECT TO VACANT POSSESSION

RATES

Rateable Value	£10,000
UBR (2019/2020)	£0.491
Rates payable	£4,910

*If this is your only business you may be exempt from paying the Business Rates as the Rateable Value is below the threshold.

Interested parties should verify these figures with Leeds City Council Business Rates Department (Tel: 0113 247 6983).

DECLARATION

A Partner of this practice has an interest in this property.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

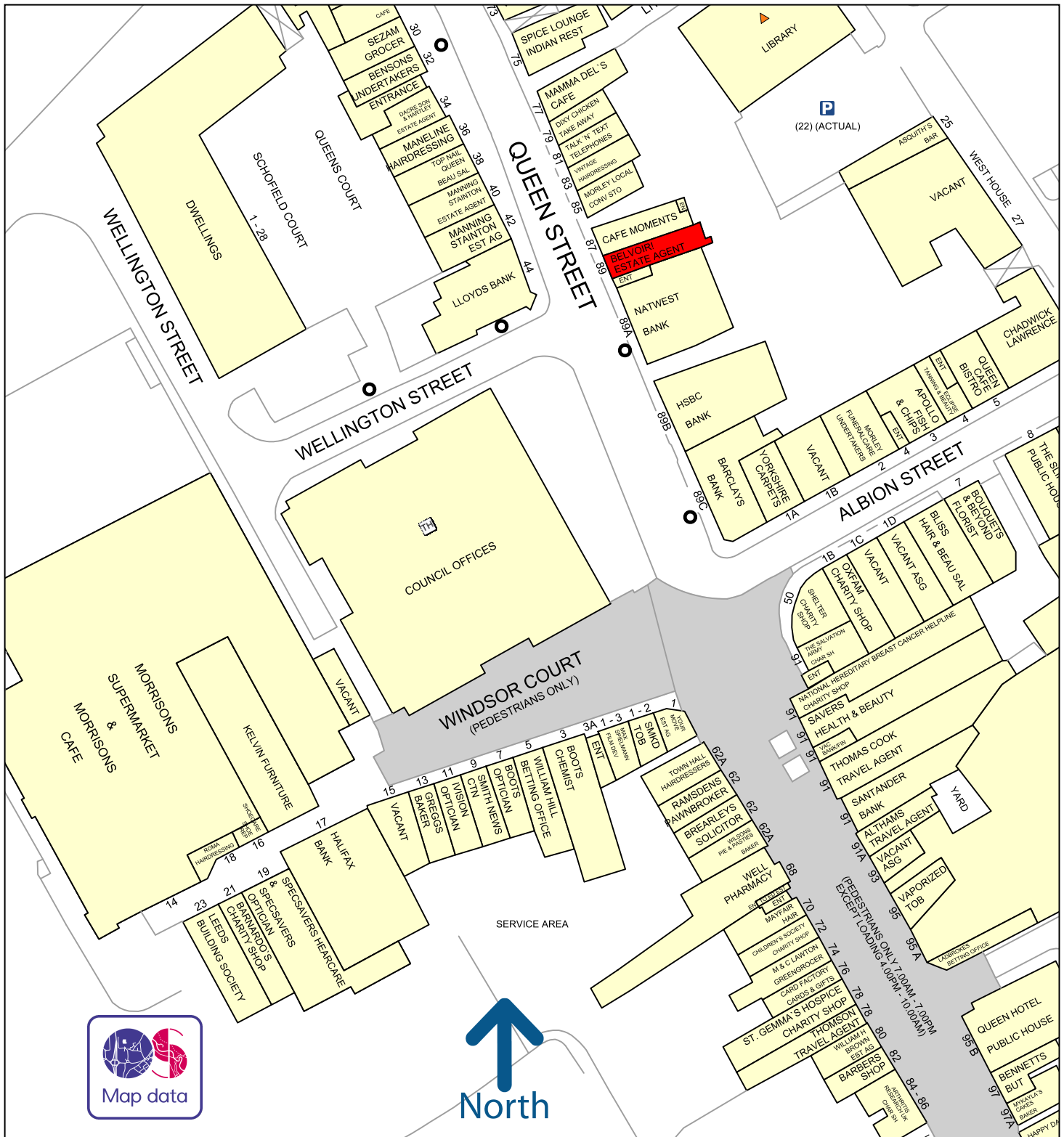
All enquires or arrangements to view should be via the sole agents, Dresler Smith.

Dresler Smith (Tel: 0113 245 5599)

Contact: David Dresler

davidd@dreslersmith.co.uk

DATE OF PARTICULARS: JANUARY 2020



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Created By: Dresler Smith

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Dresler Smith on its behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Dresler Smith has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT.

Energy Performance Certificate

Non-Domestic Building



Your Move

89 Queen Street

Morley

LEEDS

LS27 8DX

Certificate Reference Number:

0730-0039-6369-6424-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **80**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	79
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	60.57

Benchmarks

Buildings similar to this one could have ratings as follows:

34

If newly built

90

If typical of the existing stock