

# Morley, Town Centre

89 Queen Street, Morley, Leeds LS27 8XR

**McBeath**  
Property Consultancy

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## Prominent commercial property comprising former bank premises in prominent location

- Superb position in Morely Town Centre
- Close to all shops and services
- Strong pedestrian flows
- Opposite Morely Town Hall
- Parking and public transport nearby
- Attractive ground floor space plus basement stores
- Ground 1,217 sq ft Basement 699 sq ft (approx.)

### TO LET (Sale considered)

McBeath Property Consultancy Limited.

Chartered Surveyors, Agents, Valuers, Development Consultants. Property and Land Sales, Lettings, Acquisitions, Appraisals, Rent Reviews.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

## LOCATION

The premises are situated with frontage to Queen Street, close to the pedestrianised section which comprises many of the UK's well known multiple retailers and a good range of local and regional businesses. The subject property is set within an attractive area of period buildings opposite the distinctive Town Hall.

Morley is a popular town which is situated to the southern outskirts of Leeds which is one of the country's major provincial cities. Morley is well served with a range of shops, amenities and services but also benefits from being in close proximity to the extensive facilities of Leeds.

It is well connected for road access being adjacent to the M62 close to its intersection with M621 and M1. It has a number of bus services and a railway station with direct links to Leeds and Wakefield. Morley is therefore very popular with workers and commuters.

## DESCRIPTION

The property comprises the ground floor and basement of a building of traditional dressed stone construction. Externally the building has a number of original features including stone balustrades and arched windows.

Internally the ground floor is laid out to provide an open plan trading area with partitioned offices, stores and staff room. There are male and female WCs.

At basement level there are a series of interlinking storage rooms including strong rooms in keeping with the most recent use.

## FLOOR AREA (approx. to NIA)

Ground Floor	113.10 sq m (1,217 sq ft)
Basement	64.96 sq m (699 sq ft)

## SERVICES

We are advised that the property is connected for mains electricity, gas, water and drainage. There are gas radiators and electric panel heaters. There is air conditioning also.

## LEASE TERMS

The property is available on a new FRI lease for a period of years to be agreed at an initial rental of £21,500 per annum.

We are also able to offer the property for sale. Please contact the agents for pricing information.

## RATEABLE VALUE

We have made enquiries via the Valuation Office website which suggest the property has the following rateable value;

No 3 Blake Street - £19,250

The rateable value will be subject to the uniform business rate in the £ to assess rates payable.

**EPC**

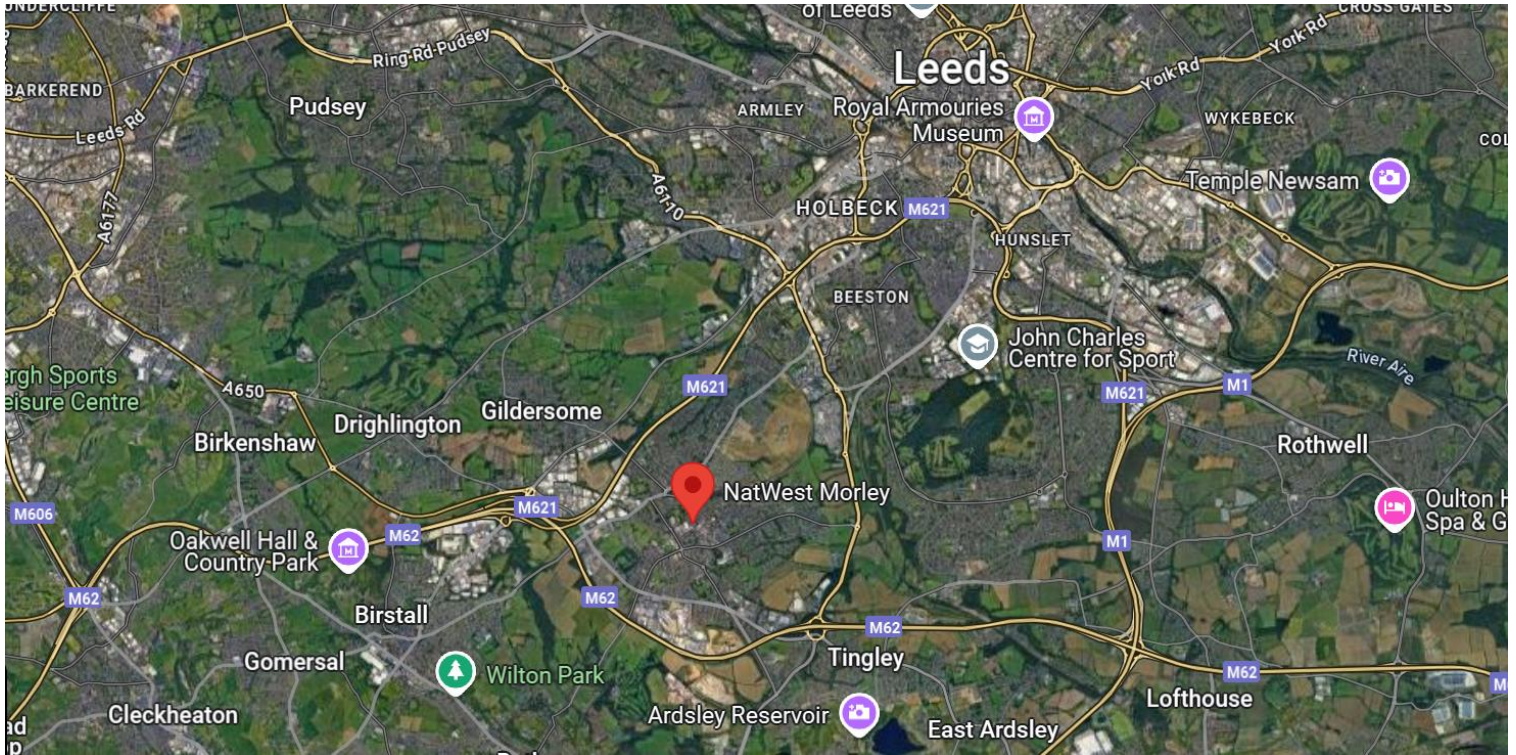
An EPC will be provided.

**VAT**

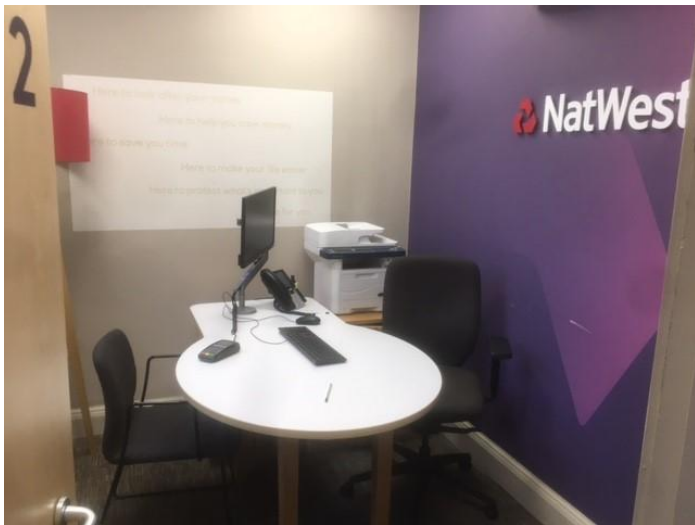
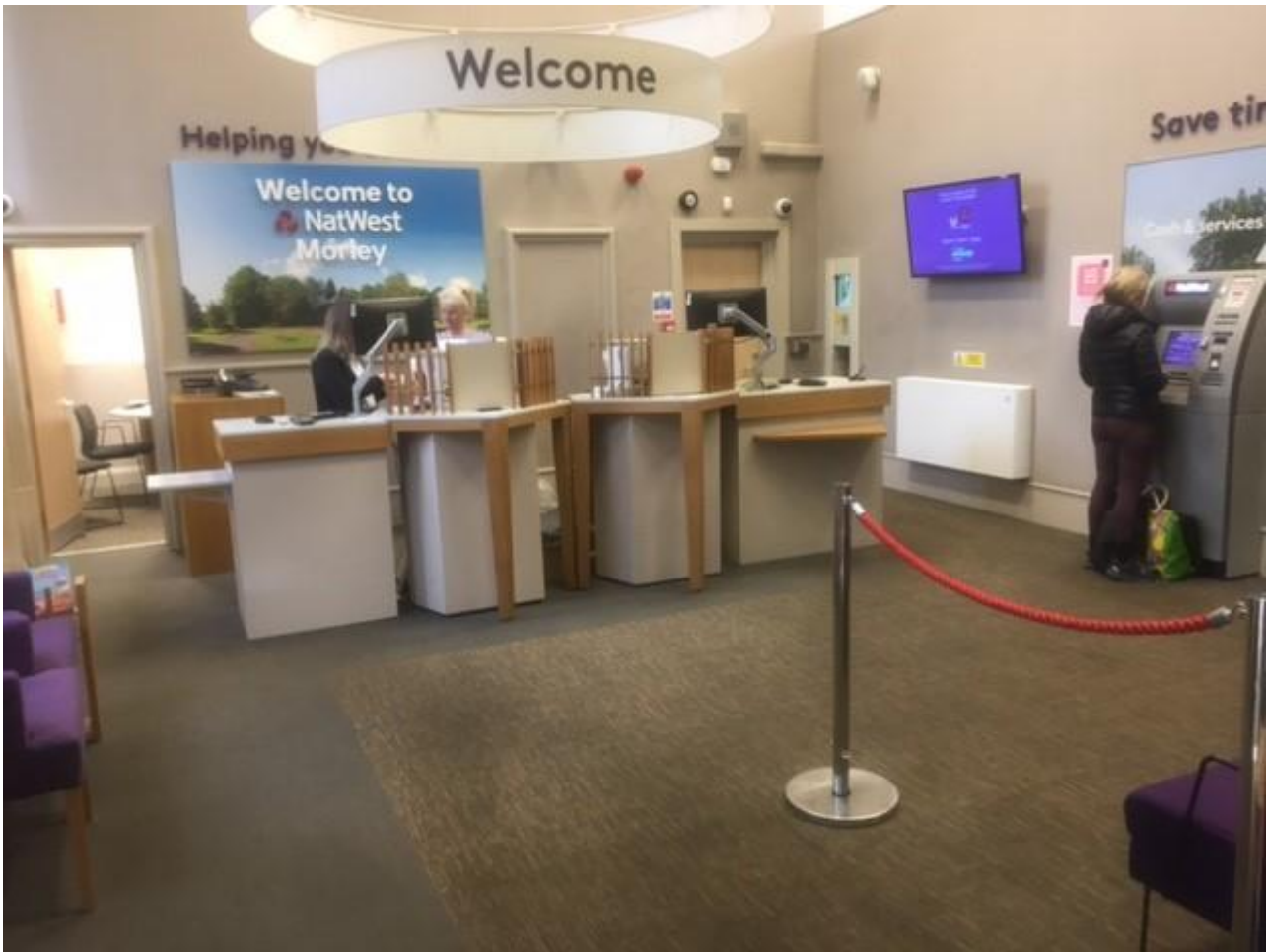
Interested parties must take their own enquiries in this regard.

**VIEWING**

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) 07725 416002 or 01904 692929



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