



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**SELF CONTAINED SHOP,
OFFICE/TREATMENT ROOM**

73 ACKROYD STREET, MORLEY, LEEDS, LS27 8PZ

32.98m² (355 sq ft)



- Refurbished unit
- Accessible edge of town centre position
- Available on new lease terms
- External secure (small) storage area

0113 2348999

Location

The premises are located fronting the northern side of Ackroyd Street, close to its junction with Marshall Street, within approximately 0.25 miles of Morley town centre and accessible to Junctions 27 & 28 of the M62 motorway.

Description

Single storey brick retail unit, with glazed frontage, suitable for a variety of retail, office or consulting room uses.

The accommodation has been refurbished and is currently arranged including:-

- New suspended ceiling
- LED lighting
- uPVC double glazed windows with integral blind
- Security shutter
- Partitioning forming retail area, rear consulting room, stores & WC

Accommodation

Description	M ²	(sq ft)
Front shop/office	17.77	(191)
Rear consulting room	10.05	(108)
Stores	5.16	(56)
WC	-	-
TNIFA	32.98	(355)

Services

Mains electricity, water and drainage are connected to the property. Prospective purchasers must satisfy themselves in connection with the condition and capacity of the building services and installations.

EPC

The property is exempt from the requirement for an EPC.

Terms

The property is available by way of a new lease granted on a tenants full repairing and insuring basis, for a term to be agreed, incorporating regular upward only rent reviews.

Rent

£7,100 per annum exclusive, payable either monthly or quarterly in advance.

The rent to be exclusive of business rates, building insurance and services.

Business Rates

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Office & Premises RV £2,750

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

VAT

The rent is exclusive of VAT. It is understood VAT will not be applicable in this instance.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

Each to be responsible for the for their own legal costs incurred in connection with the transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

Tel: 0113 234 8999
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ben@michaelsteel.co.uk

Our Ref: 3077/A/S
September 2024

Subject to Contract



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www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.