



TO LET

PROMINENT RETAIL UNIT

782 Sq Ft (72.65 Sq M)

◆ Busy high street location ◆ Sub lease or assignment ◆ High footfall



75, High Street
Yeadon, Leeds, LS19 7SP

LOCATION

The unit is located towards the top end of High Street in the centre of Yeadon directly opposite a Morrisons Supermarket. Yeadon is a small town in north-west Leeds with a popular shopping high street serving the local community.

DESCRIPTION

The unit comprises a small ground floor shop that forms part of a parade of stone built retail properties set under a pitched slate roof with separate office accommodation on the upper floor. Internally the unit is currently arranged to provide 3 small rooms, a disabled w/c, kitchenette and storage area. However the unit can be opened up to provide a larger open plan sales area. Loading is available to the rear as is staff parking.

ACCOMMODATION

The unit provides an approximate net internal floor area of 782 sq ft.

RATES

Shop and Premises

Rateable Value:	£11,250
Rates Payable (2020/2021):	0

For viewing arrangements or to obtain further information please contact:

Pete Bradbury
petebradbury@cartertowler.co.uk

Max Vause
maxvause@cartertowler.co.uk



TERMS

The property is available by way of a new effectively full repairing and insuring sub lease or assignment of the existing lease which is due to expire on 1.10.24. The passing rent is £13,000 per annum exclusive of rates, utilities, insurance, service charge, VAT and any other outgoings.

EPC

The property has an Energy Performance Assessment of C60. Further information is available on request.

VAT

The property is elected for VAT purposes.

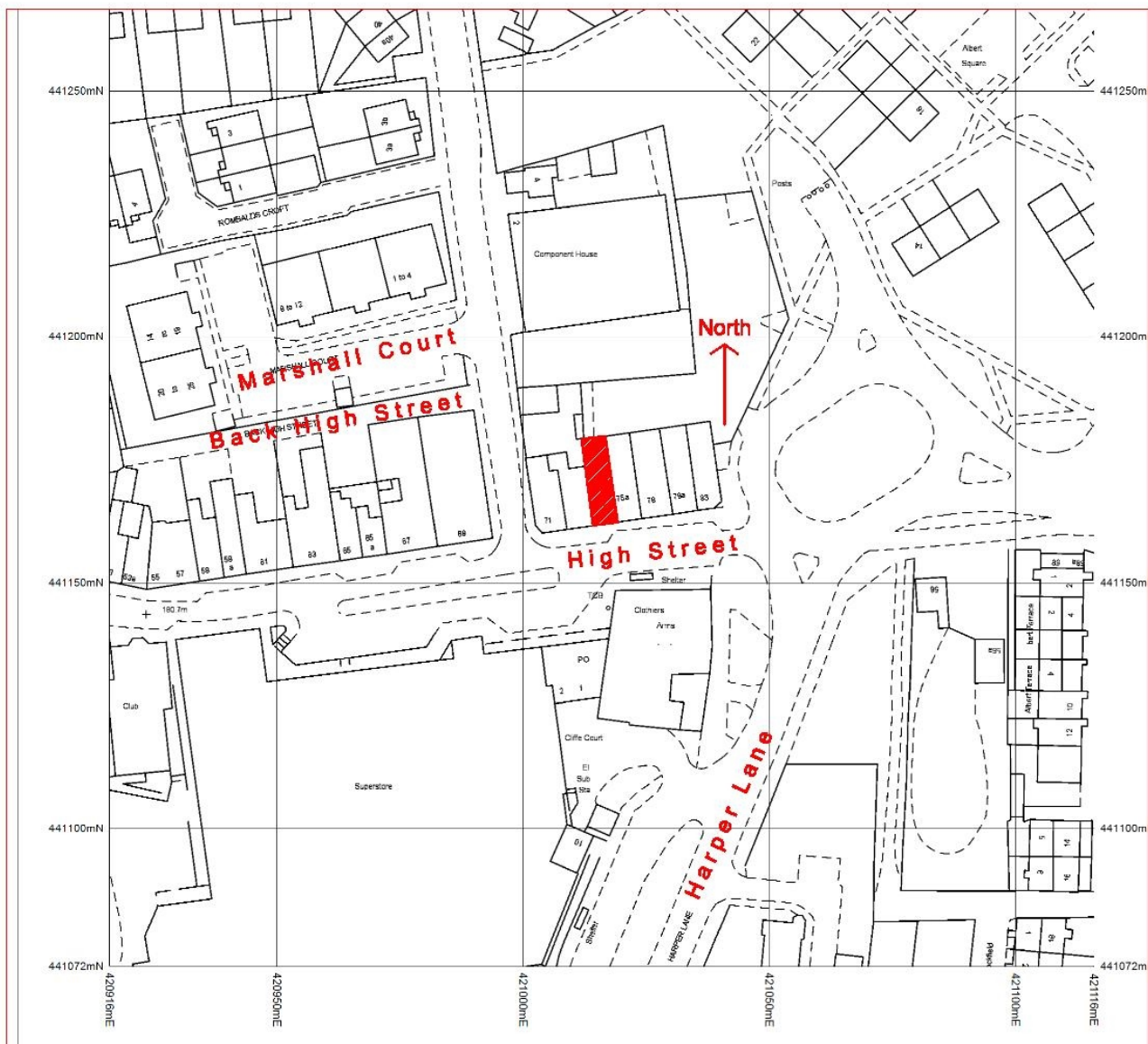
PLANNING

The property has an A1 Planning use.

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

Carter Towler on their 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 Carter Towler 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. The date of this publication is 06-Apr-2020.

For information on our Privacy Policy please visit our website – www.cartertowler.co.uk

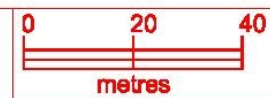


© Crown Copyright and database rights 2014 Ordnance Survey 100048957. The representation of road, track or path is no evidence of a boundary or right of way. The representation of features as lines is no evidence of a property boundary.

Supplied by: www.ukmapcentre.com
 Serial Number: 45786
 Centre Coordinates: 421016,441172
 Production Date: 20 Mar 2014 09:25

Location Plan

1 : 1250



this is a true copy of the plan referred to in
 the application dated.....April 2014
 signed.....R. Kerr for Allsorts P & M Ltd

fit-out to form funeral parlour
 75 High Street Yeadon
 Leeds LS197SP
 The co-operative funeralcare
 0113 275 517