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Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

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Town Street, Armley, LS12 1UX

£13,000 Per Annum

The property is on the southern side of Town Street in the heart of Armley town centre. The unit is in prominent position between Cash Convertors and Armley Delikatesy and is close to national and local retailers including William Hill, Betfred, Lloyds Bank, Greggs, Heron Foods and Greens Pies & Pasties and Poundland.

- High Street Location
- Immediate Occupation
- Zero Business Rates Payable
- (subject to status)

LOCATION

Prominent Retail property on Armley Town Sreet amongst national and local retailers including William Hill, Betfred, Lloyds Bank, Greggs, Heron Foods and Greens Pies & Pasties and Poundland.

DESCRIPTION

The property comprises a ground floor retail unit together with first floor storage. The property has a full height glazed shop front and has been fitted with a suspended ceiling incorporating recessed lighting. The upper floor has staff facilities including WC and kitchen area.

ACCOMMODATION

The property has the following net internal floor

Ground floor 46.02 m2 496 Sq ft

First floor 45.18 m2 486 Sq ft

Total 91.20m2 981 Sq ft

Frontage 4.89m 16 ft

There is a service area to the rear with parking for at least one car

TERMS

The premises are offered with vacant possession on a full repairing and insuring lease for a period of years to be agreed at a commencing rental of £13,000 per annum plus VAT.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

9115-3004-0510-0600-6791

Rating E103

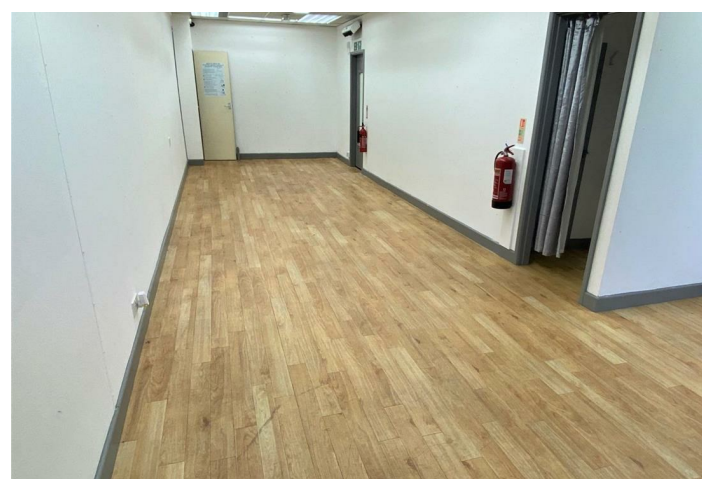
This can be viewed on www.epcregister.com

BUSINESS RATES

The property has been assessed by the Valuation Office Agency at £11,250RV.

100% Small Business Rate Relief is available - subject to status

ZERO PAYABLE



VIEWINGS

For further information or to arrange a viewing, please contact:-

Peter Davies - Tel: 0113 237 0999

peter@stoneacreproperties.co.uk

MISREPRESENTATION ACT

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MISDESCRIPTIONS ACT 1991

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Details prepared January 2022.

