



Disclaimer- You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- 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. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

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

BUY

SELL

RENT

MANAGEMENT

FINANCE

LEGAL

www.stoneacreproperties.co.uk

rightmove



Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ
01132370999
peter@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



Town Street, Armley, LS12 1UX

£13,000 Per Annum

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

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.

LOCATION

Prominent Retail property on Armley Town Street 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

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

1. 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.

2. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.

3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.

4. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared January 2022.

