

**PART LET RETAIL PREMISES  
2A & 2B CHURCH ROAD  
ARMLEY  
LEEDS**



- Situated on the corner of Athlone Street and Church Road, close to Armley centre.
- 2A Church Road let at £4,412 per annum.
- 2B Church Road is vacant and offered to let at £6,500 per annum.

**FOR SALE £130,000**

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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2A & 2B CHURCH ROAD  
ARMLEY  
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**1. LOCATION:**

The premises are situated on the corner of Athlone Street and Church Road, approximately 1½ miles west of Leeds city centre. The property is situated in a predominantly residential area within close proximity to Armley centre, where multiple retailers are represented.

**2. GENERAL DESCRIPTION:**

The premises provide two adjoining single storey retail units constructed in brick with a flat roof. To the Church Road frontage is a forecourt car parking area.

2A Church Road provides a sales area with a laminate floor covering, painted walls and ceiling, recessed spotlighting, wall mounted electric heater and a PVC shop front with an electrically operated security shutter. To the rear is a small lobby/kitchen and a WC.

2B Church Road provides a sales area with a laminate floor covering, plastered and painted walls, PVC clad ceiling, LED lights, a single drainer stainless steel sink unit and a metal shop front with an electrically operated security shutter. To the rear are stores and a WC.

**3. ACCOMMODATION:**

The premises have the following approximate net internal floor areas:

**2A CHURCH ROAD**

|                                      |                                         |
|--------------------------------------|-----------------------------------------|
| Sales Area                           | 20.07m <sup>2</sup> (216 sq. ft.)       |
| Lobby/Kitchen                        | 1.58m <sup>2</sup> (17 sq. ft.)         |
| WC                                   |                                         |
| <b>TOTAL NET INTERNAL FLOOR AREA</b> | <b>21.65M<sup>2</sup> (233 SQ. FT.)</b> |

**2B CHURCH ROAD**

|                                      |                                         |
|--------------------------------------|-----------------------------------------|
| Sales Area                           | 29.64m <sup>2</sup> (319 sq. ft.)       |
| Store                                | 8.73m <sup>2</sup> (94 sq. ft.)         |
| Store                                | 7.06m <sup>2</sup> (76 sq. ft.)         |
| WC                                   |                                         |
| <b>TOTAL NET INTERNAL FLOOR AREA</b> | <b>45.43M<sup>2</sup> (489 SQ. FT.)</b> |

#### **4. RATING:**

The rating authority is Leeds City Council. We have inspected the Valuation Office website which states the premises are subject to the following assessments:

2A Church Road – Rateable Value £2,900 (Shop and Premises)

2B Church Road – Rateable Value £4,350 (Shop and Premises)

The Uniform Business Rate for 2025/26 is £0.499.

Interested parties should seek verification of the information provided.

#### **5. SERVICES:**

We understand both units benefit from mains electricity, water and drainage.

We have not examined any of the services in any detail and can make no warranty as to their effectiveness or otherwise.

#### **6. TENANCIES:**

The premises are subject to the following tenancies:

##### **2A CHURCH ROAD**

This is let on a full repairing and insuring lease for a term of 3 years from 14 July 2025, at a rent of £4,412 per annum exclusive of rates and utilities.

##### **2B CHURCH ROAD**

This is currently vacant and offered to let at £6,500 per annum exclusive.

#### **7. TENURE:**

We understand the property is freehold.

#### **8. TERMS:**

The freehold is offered for sale, subject to its existing tenancy at £130,000.

#### **9. EPC's:**

The property has the following Energy Ratings:

2A Church Road – D (93)

2B Church Road – E (111)

**10. VIEWING AND FURTHER INFORMATION:**

By appointment through the sole agents:

**STARKEYS  
17 VICTORIA MEWS  
MILL FIELD ROAD  
COTTINGLEY BUSINESS PARK  
COTTINGLEY, BINGLEY  
BD16 1PY**

**ANDREW WARD MRICS  
TEL:- 01274 307910**

**23 July 2025**

**MISREPRESENTATION ACT 1967**

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and 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.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

**FINANCE ACT 1989**

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

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