

**RETAIL PREMISES
8 HIGH STREET
YEADON**



- Situated on High Street on the edge of Yeadon's main retailing area.
- Sales area 24m² (257 sq. ft.)
- Store 15m² (158 sq. ft.)
- Suitable for a variety of uses, subject to necessary consents.

TO LET £7,500 PER ANNUM

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

T: 01274 307910 e: info@starkeys.co.uk

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YEADON**

1. LOCATION:

The premises are located in the centre of Yeadon, fronting High Street, on the edge of the main retailing area. Yeadon is located approximately 8 miles north-west of Leeds city centre, with Leeds/Bradford airport being nearby.

A number of national multiples are located in Yeadon, including Morrisons.

2. GENERAL DESCRIPTION:

The premises comprise a ground floor retail unit with a timber and glazed display frontage to High Street with sliding internal security grills.

The property provides a sales area, to the rear of which is a store. There is a WC within the rear yard area.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

Sales Area	23.88m ² (257 sq. ft.)
Store	14.68m ² (158 sq. ft.)
WC	
TOTAL NET INTERNAL FLOOR AREA	38.56M² (415 SQ. FT.)

4. RATING:

The rating authority is Leeds City Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £6,600 (Shop and Premises).

The Uniform Business Rate for 2026/27 is £0.480. There is an additional lower rate for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should seek verification from the local authority to establish the actual amount payable.

5. LEASE TERMS:

The premises are offered to let on an effective full repairing and insuring lease for a term to be agreed, at a rent of £7,500 per annum exclusive of rates and other outgoings and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

The property has an Energy Rating of B (39)

7. 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**

Amended 29 April 2026

MISREPRESENTATION ACT 1967

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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.