

**DOUBLE-FRONTED RETAIL PREMISES
91 TOWN STREET
ARMLEY
LEEDS**



- Situated on Town Street in Armley town centre
- Sales area 44m² (473 sq. ft.) plus ancillary
- Suitable for a variety of uses, subject to necessary consents

TO LET £14,000 PER ANNUM

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

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1. LOCATION:

The premises are situated on Town Street, being the principal retailing area of Armley town centre, which is situated approximately 2½ miles west of Leeds city centre. The property is situated in a local retailing area, close to Armley Moor Health Centre. There are multiple retailers in part of Town Street.

2. GENERAL DESCRIPTION:

The premises comprise the ground floor of a retail and residential building constructed in brick. To the Town Street frontage the premises have timber display windows and access is provided by a central timber door. Both the door and display windows have external security shutters. In front of the door is a disabled ramp.

The premises provide a front sales area, partitioned out of which are two former consulting rooms. To the rear are two stores and a WC.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

Sales Area	43.94m ² (473 sq. ft.)
Store	17.56m ² (189 sq. ft.)
Store	13.47m ² (145 sq. ft.)
WC	
TOTAL NET INTERNAL FLOOR AREA	74.97M² (807 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 £10,500 (Shop and Premises).

The Uniform Business Rate for 2024/25 is £0.499.

Interested parties should seek verification of the information provided.

5. LEASE TERMS:

The premises are offered to let for a minimum term of 3 years on an effective full repairing and insuring lease, at a rent of £14,000 per annum, exclusive of rates, VAT 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 (42)

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**

9 April 2025

MISREPRESENTATION ACT 1967

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

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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.