



**140 Town Street
Stanningley, Leeds
LS28 6ER**



TO LET

**Retail Premises Providing a Total of Approximately 165.92 sqm (1,786 sqft)
Of Accommodation Across 2-Levels
Occupying Busy Main Road Location**

RENT: £14,500 Per Annum Exclusive

140 Town Street, Stanningley, Leeds, LS28 6ER

LOCATION

The property occupies a busy main road location, forming part of a short parade of similar properties which include Michael Upton Accountants, Leeds Stove Centre, Classic Firesides, Stanningley Firesides and Home Flooring. The parade fronts onto the busy Town Street in Stanningley (B6157), slightly to the east of Stanningley Centre and providing excellent and easy access to the A647 Stanningley By-Pass.

Nearby occupiers include Moat Plant Hire, Rupal Restaurant, Martial Arts & Leadership Academy and DSEC Rail Projects. The property is immediately adjacent to AW Hainsworth & Sons Ltd, Spring Valley Mills works/warehouse facility.

DESCRIPTION

The property comprises an end terrace retail unit, providing excellent refurbished retail accommodation at ground and first floor level, together with staff facilities. The property also benefits from side loading facilities from the adjacent shared yard area.

ACCOMMODATION

The property provides the following principle dimensions and approximate net internal floor areas:-

Internal Width 4.78 m (15'8")

Shop Depth 16.10 m (51'10")

Ground Floor

Sales Area 76.92 sqm (828 sqft)

Staff 4.18 sqm (45 sqft)

Toilets ---- ----

First Floor

Sales/Store/Office 84.82 sqm (913 sqft)

The property has the benefit of side loading access from the shared yard area.

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Shop and Premises
Rateable Value: £9,500

The Uniform Business Rate for 2019/20 is 50.4 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

RENT

£14,500 per annum exclusive.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

D - 99

VAT

We are advised that VAT will not be charged on the rent.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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