

TO LET: PROMINENT SELF-CONTAINED RETAIL UNIT

c.390 ft² – Suitable for a Variety of Uses STP

Ground Floor, 2 High Street , Yeadon, LS19 7PP



OVERVIEW:

- Prime high street location in the heart of Yeadon offering excellent visibility and strong footfall
- Self-contained unit with access onto the High Street
- The unit offers a total floor area of approximately 390 ft² (36.2m²), comprising:
 - *Ground Floor: 390ft² (36.2 m²)*
- Unit features an open-plan layout across the ground offering excellent flexibility for retail use or a wide range of alternative uses, such as an office, clinic, or creative studio
- Benefits from ancillary space, WC facilities, and a functional back-of-house area
- Good floor to ceiling height and excellent natural light flooding into the unit
- Vibrant high street with a range of local independent and national operators offering a strong mix of uses
- Direct rear access, offering convenient delivery options or staff access
- Planning is within the use class E
- The landlord will not allow hot food uses for consumption on and off the premises



Location:

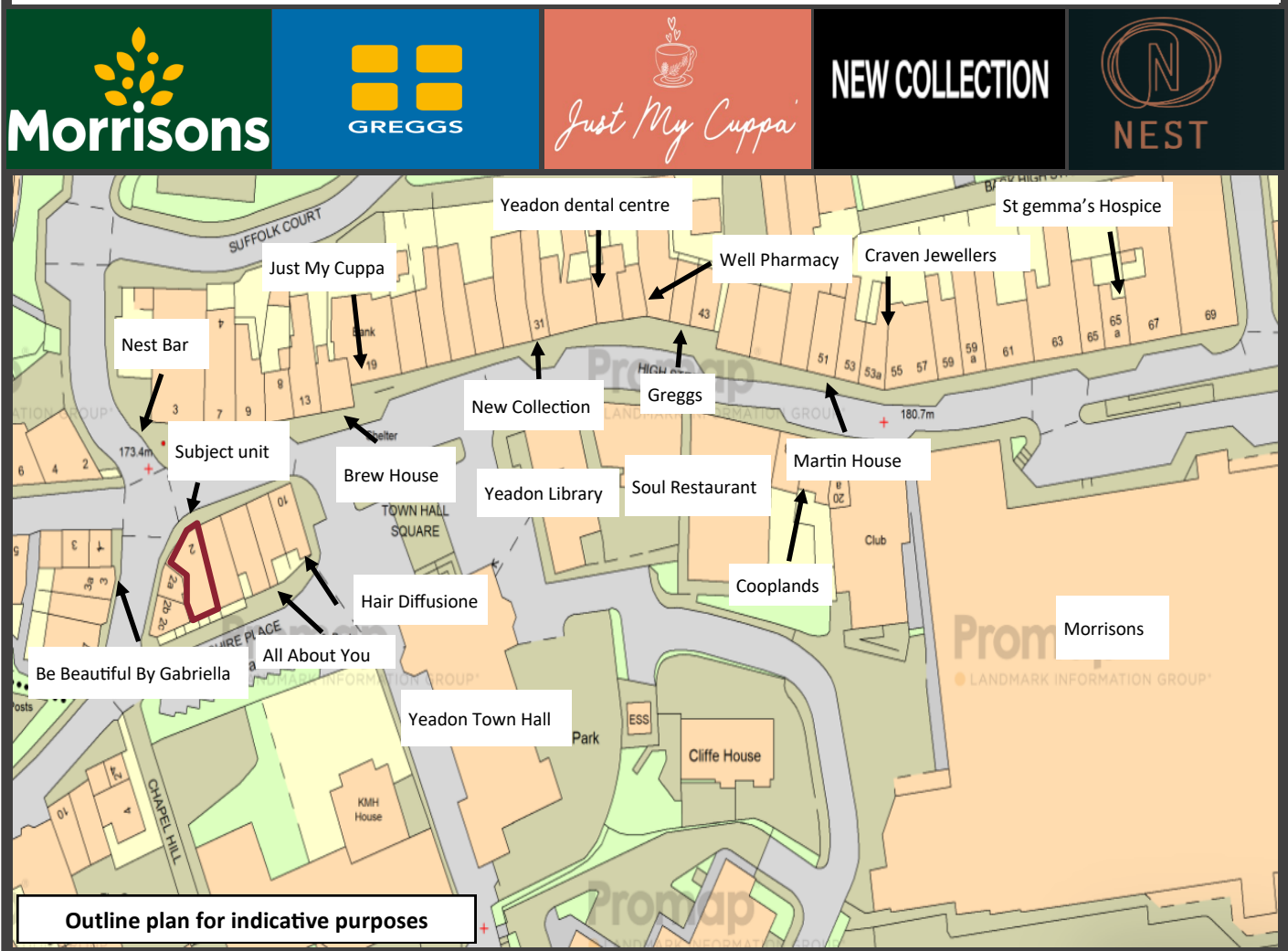
The property enjoys a commanding position in the very heart of Yeadon, prominently fronting the bustling High Street and sitting moments from the Harper Lane roundabout – one of the town's most important junctions. Its prime location ensures exceptional visibility to both steady pedestrian flows and the constant stream of passing traffic.

Yeadon itself lies just eight miles north-west of Leeds city centre and a short drive from Leeds Bradford Airport, offering superb accessibility for local residents, commuters, and visitors alike. Strong transport connections and proximity to key regional routes further reinforce the town's attractiveness as both a retail and business destination.

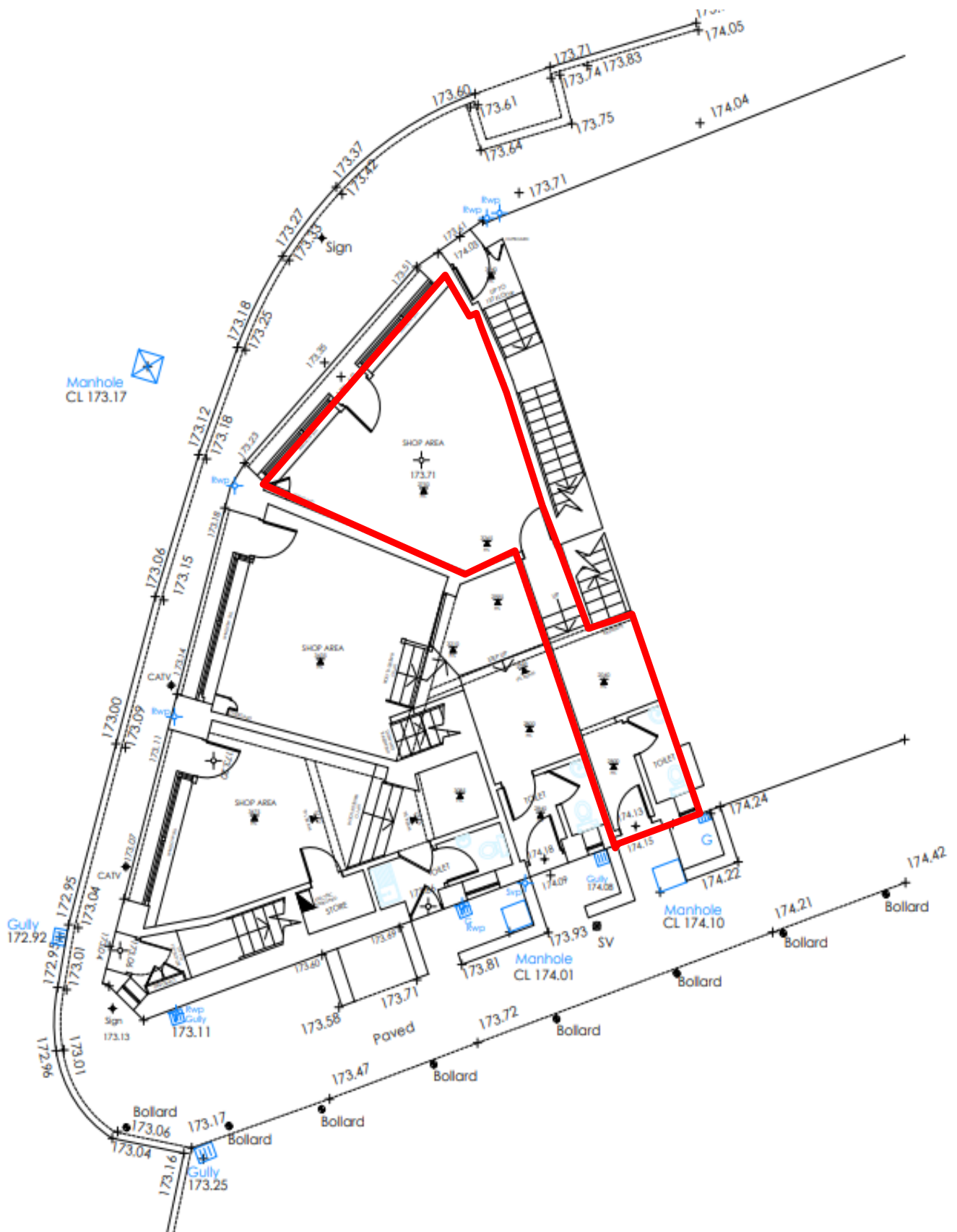
Yeadon High Street boasts a lively and diverse retail mix, blending leading national names with thriving independent businesses. Nearby occupiers include Morrisons Supermarket – a major anchor drawing daily shoppers – alongside the Post Office, Costa Coffee, Greggs, William Hill, Betfred, and Barnardo's, all of which contribute to consistent footfall and a balanced tenant mix.

Complementing these household names is a wealth of independent cafés, eateries, salons, and boutique retailers such as Just My Cuppa, Brewhouse, New Collection, and Yeadon Dental Care. Together, they create a vibrant, community-focused town centre atmosphere that appeals to a broad customer base.

This established and varied retail environment provides a ready-made platform for new occupiers, offering the opportunity to benefit from strong synergy with national footfall drivers while capturing the loyalty of the local community.



Ground Floor Plan



2 High Street House	Area m ²	Area ft ²
Ground floor	36.2	390
TOTAL	36.2	390

Description:

2 High Street House is a distinctive three storey building. The unit offers a prominent ground floor retail frontage, ensuring strong visibility and accessibility for passing trade. Internally, the space has been designed with an open-plan layout, providing flexibility for a wide range of retail or alternative uses. A suspended ceiling with inset lighting creates a bright, practical trading environment, while wood-effect vinyl flooring in the main sales area adds a modern finish. To the rear, the unit benefits from ancillary rooms, WC facilities, and a dedicated back-of-house area, offering useful support space for storage and staff functions.



Terms:

The space is available To Let by way of a new Effective Repairing and Insuring lease.

Rent:

£10,500 Per annum

NB The property is **Not registered** for VAT

Insurance:

The current insurance for the building is £209.94 per annum.

Service Charge:

The tenant will be responsible for the payment of a fixed structural service charge of £588.00 with a 4 % annual uplift along with a annual communal service charge in the order of £300.00

Rates:

The Current Rateable Value is £5,900.00. Interested parties are advised to make their own enquiries of the Local Rating Authority for confirmation of the rates payable.

EPC:

This property has an EPC rating of C

All Enquiries:

For further information or to arrange a viewing please contact:

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Misrepresentations Act: Details prepared September 2025

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