

TO LET

PROMINENT, SELF-CONTAINED GROUND FLOOR RETAIL UNIT c.200 ft²

99A HIGH STREET, YEADON, LEEDS, LS19 7TA

**FOX
LLOYD
JONES**

0113 243 1133

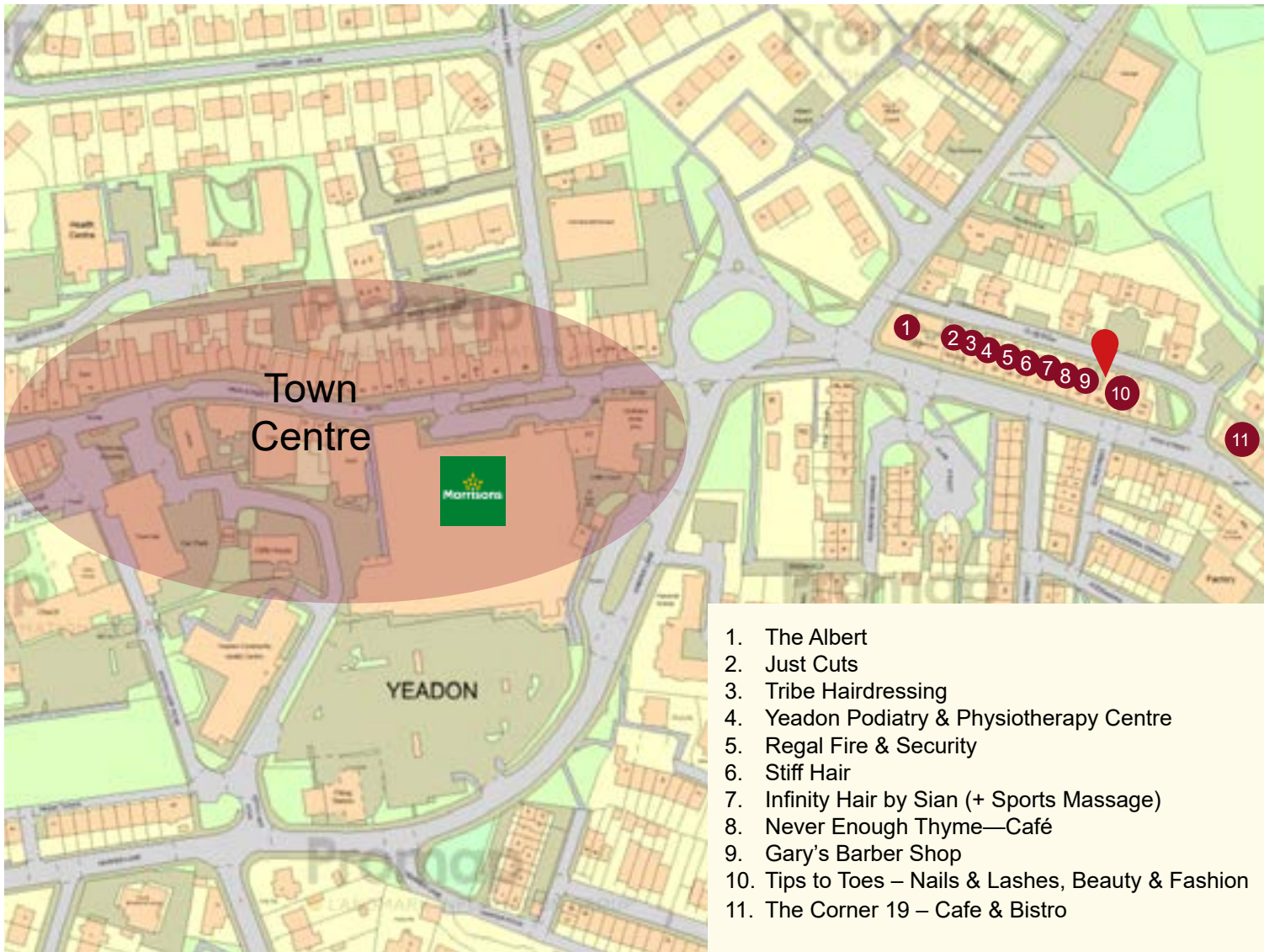
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- ◇ Busy high street in popular suburb of Yeadon
- ◇ Characterful exposed stone walls & feature fireplace
- ◇ Potential ancillary storage in basement
- ◇ Electric wall-mounted heaters + air con unit
- ◇ Communal WC
- ◇ Surrounded by independent + national operators offering a vibrant and strong mix of Retail/Leisure uses
- ◇ Planning is within Use class E

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LOCATION



The property enjoys a position on the edge of Yeadon town centre with visibility to both steady pedestrian flows and the constant stream of passing traffic.

Yeadon itself lies just 8 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: cafés, eateries, salons, and boutique retailers. Together, they create a vibrant, community-focused town centre atmosphere that appeals to a broad customer base.

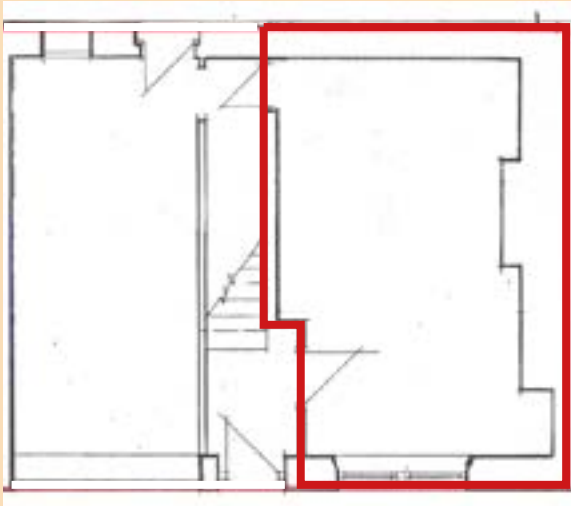
This established and varied retail environment provides a ready-made platform for new occupiers, offering the opportunity to benefit from strong synergy with national footfall drivers while capturing the loyalty of the local community.

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DESCRIPTION

Floor Plan



High Street

The accommodation provides the following:

- Flexible accommodation (currently subdivided but can be opened up)
- Suitable for retail, beauty, clinic use
- Communal WC shared with adjoining occupier Gary's Barbers
- On-street parking in front of property and close by
- Vibrant and busy town centre
- Exposed stone walls internally and feature fireplace adds unique character to the opportunity



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Viewing & further information

Please contact the sole letting agents:

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Proposal

Rent:

£7,200 per annum

VAT

The property is not elected to charge VAT.

Tenure:

Leasehold for a term of years to be agreed

Service Charge:

N/A

Rateable Value:

£5,200 (rising to £5,700 from April 1st 2026)

We advise any interested parties to make enquires with Leeds City Council.

Qualifying businesses will benefit from small business rates relief.

EPC:

The property has an EPC rating of C (64). A full copy of the certificate is available upon request.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions 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. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure Prepared January 2026