



49B & 51 Queen Street, Morley, Leeds, LS27 8EB

**Freehold retail property with full vacant possession.
Planning permission for conversion of first floor to flat**

802 sq ft (74.51 sq m)

- **Busy edge of town centre location**
- **Ground floor capable of division**
- **Suit owner occupation or refurbishment**
- **Street parking adjacent**
- **Planning permission for First Floor Flat**

Summary

Available Size	802 sq ft
Price	Offers in excess of £159,000
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

49B & 51 Queen Street is a through mid terraced property of stone construction and sitting under a twin pitched roof covered with tiles. It is currently divided to provide a large ground floor shop fronting Queen Street but this is capable of division into two smaller units. Stairs lead to the first floor ancillary accommodation divided into two office / rooms and a WC. The property is currently in a tired condition and requires refurbishment. Separate access is available to the first floor level from the rear elevation to Troy Road.

Location

It is situated on the northern fringe of Morley town centre and 5 miles south west of Leeds city centre. The main section of Queen Street and which lies adjacent to the town centres Morrisons supermarket is just to the south.

The subject forms part of a parade of shops and bars on the stretch of Queen Street leading out of the town to the north and towards Leeds. The building lies on the eastern side of the road and can be identified by our "For Sale" sign.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail 49A	182	16.91
Ground - REtail 51	193	17.93
1st - Offices / Flat	427	39.67
Total	802	74.51

Terms

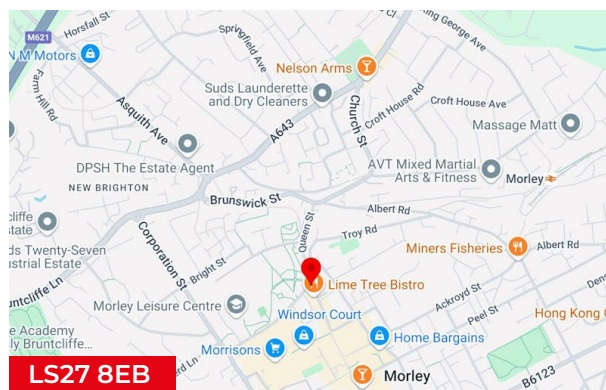
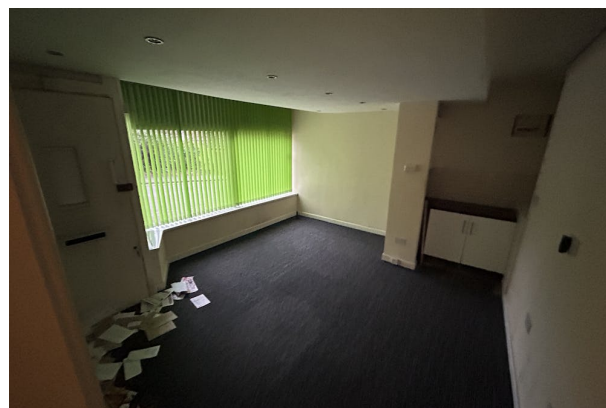
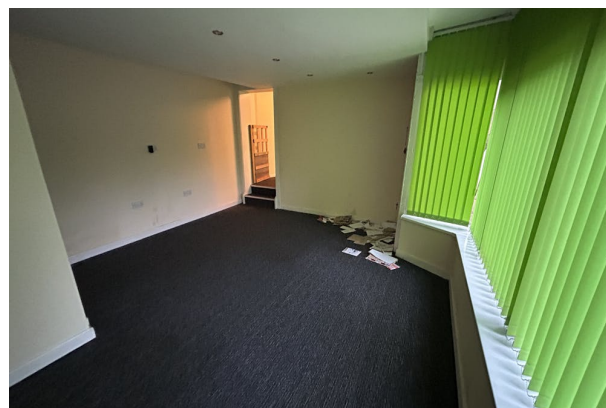
The freehold is offered for sale with vacant possession with a quoting price of offers in excess of £159,000.

Legal Fees

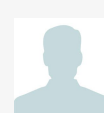
Each party to bear their own costs in relation to the transaction.

AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



Viewing & Further Information



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