



To Let

(Subject to Vacant Possession)

Unit 2, 91 Queen Street, Morley, Leeds, LS27 8DW



Sanderson
Weatherall



- Prime ground floor retail unit to let
- Located on Queen Street in Morley, Leeds
- Fronting the main pedestrian shopping street
- Nearby to Morrisons, Savers, Boots etc
- To Let on a new lease at an initial rental of £22,000 pax

Location

The property is located in Morley a busy town approximately 4 miles to the south of Leeds City centre. In 2024 the town's population was estimated to be in the order of 33,620 people.

Pedestrianised Queen Street is the main shopping area and the location of the town's indoor market. Morrisons supermarket is approximately 100 meters away along with its 580 space free shoppers car park.

Occupiers nearby include Savers, Ladbrokes, Boots Pharmacy, William Hill, Well Pharmacy, the Indoor Market etc.

Description

The property is currently fitted out as a restaurant and is planned all on ground floor.

Accommodation

The property provides the following approximate areas.

Internal Width (Min)	3.69 m	12ft 1ins
Internal Width (Max)	5.56 m	18ft 3ins
Ground Floor Sales	102.56 sq m	1,014 sq ft
Ground Floor Stock	43.38 sq m	467 sq ft

Availability

The shop is available subject to Vacant Possession.

Lease

The shop will be available on a new lease for a term to be agreed at a rent of £22,000 pax. The lease will be on effective full repairing and insuring terms by way of a service charge.

Rateable Value

The rateable value of the property as at 1st April 2026 is £18,000 pa.

Rent Deposit

The incoming Tenant may be required to pay a rent deposit dependent upon financial status.

EPC

The shop has an Energy Performance Certificate with a rating of 48 B. A copy of the certificate is available upon request.

Legal Costs

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

VAT

The property is elected for VAT so this will be payable on the rent.

Anti Money Laundering

The incoming tenant will be required to provide documentation to satisfy the requirements of the Governments Money Laundering legislation.

Viewings

Viewings are strictly by appointment with the sole agents Sanderson Weatherall.

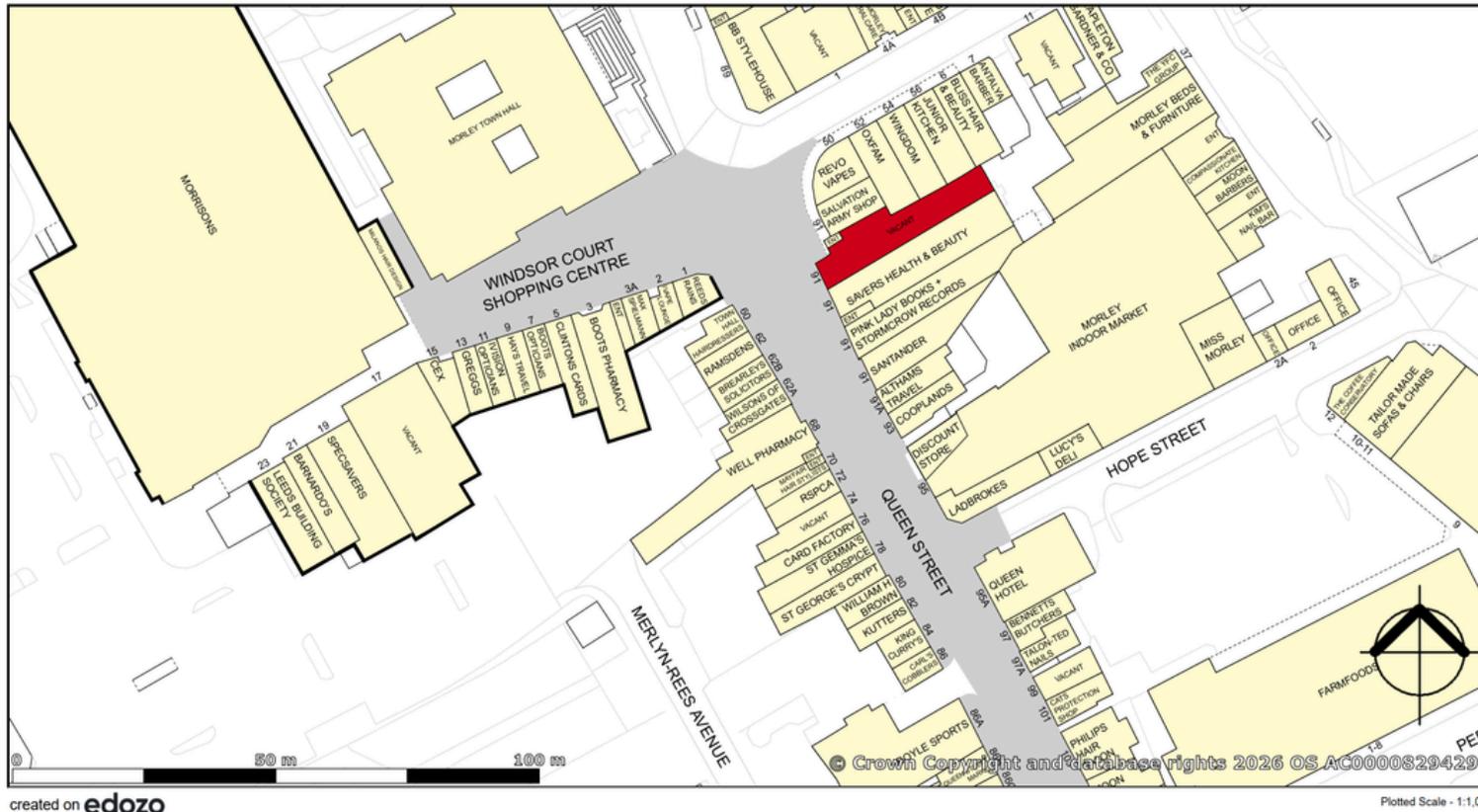
Contact

Peter Heron

07843 634158

peter.heron@sw.co.uk

Sanderson Weatherall, 6th Floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL



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