



Unit 10, Windsor Court

Morley, Leeds, LS27 9BG

**Prominent retail unit in
centre of Morley**

3,924 sq ft
(364.55 sq m)

- Ground floor retail unit
- Prominent location
- High footfall



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Summary

Available Size	3,924 sq ft
Rent	£57,500 per annum
Rates Payable	£39,312 per annum
Rateable Value	£72,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Description

The property forms part of a parade of retail units known as Windsor Court, located just off Queen Street, the main shopping area in Morley. Internally the unit comprises a large ground floor area, with separate storage and w/c facilities to the rear. The property benefits from a large glazed frontage and is positioned under the walkway opposite Morrisons Supermarket. Loading is available from the rear.

Location

The property occupies a prime location on the thoroughfare between Morrisons and Queen Street in the heart of Morley's prime retail core. Nearby occupiers include Card Factory, Morrisons, Boots, Greggs & Savers. There are several public car parks within the vicinity of the premises.

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £57,500 exclusive of VAT, business rates, utility costs, service charge, insurance and all other outgoings.

Planning

We understand the property currently has E Class planning consent however advise interested parties to make their own enquiries via the local authority.



Viewing & Further Information



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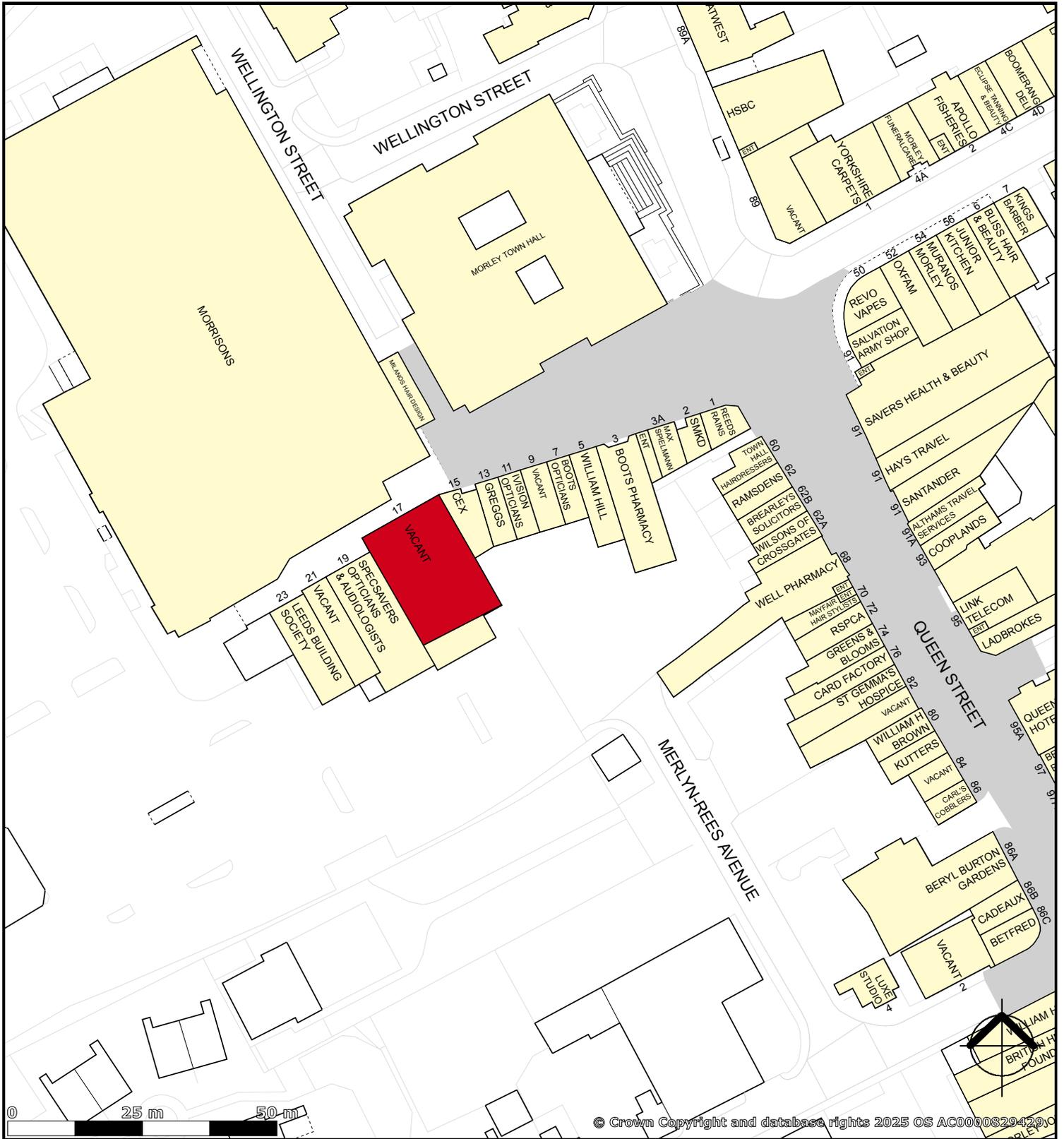


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17 Windsor Court, Morley, Leeds, LS27



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Plotted Scale - 1:1,000

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