

**41 Main Street**

Garforth, Leeds, LS25 1DS

**PROMINENT  
RETAIL/LEISURE PREMISES****2,997 sq ft**  
(278.43 sq m)

- PROMINENTLY SITUATED ON POPULAR HIGH STREET
- GOOD FOOTFALL
- DOUBLE FRONTAGE
- LARGE YARD TO REAR OF PROPERTY
- ANCILLARY STORAGE / OFFICE SPACE ON UPPER FLOORS

# 41 Main Street, Garforth, Leeds, LS25 1DS

## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 2,997 sq ft   |
| <b>Rent</b>           | £35,000 per annum   |
| <b>Rates Payable</b>  | £15,567 per annum<br>Business Rates payable from April 2026 |
| <b>Rateable Value</b> | £40,750   |
| <b>VAT</b>            | Not applicable  |
| <b>Legal Fees</b>     | Each party to bear their own costs                          |
| <b>EPC Rating</b>     | C (71)  |

## Description

The building comprises a brick built, semi-detached, three-storey property prominently positioned on Main Street In Garforth, West Yorkshire. Internally the property provides a large predominantly open plan sales/customer area at ground floor with separate customer toilet, storage room and double shop frontage. To the rear is a good yard space currently used for additional seating. The first floor comprises a large room, two smaller rooms, toilets and a kitchen. Further accommodation is available in the attic. On street parking is available directly outside the unit and there are two large car parks off Main Street. Nearby retailers include Greggs, Costa, Domino's and The Co-op.

## Location

The property is prominently located on Main Street in Garforth Town Centre, the town of which is located approximately 6.5 miles east of central Leeds.

## Accommodation

The accommodation comprises the following areas:

| Name            | sq ft        | sq m          |
|-----------------|--------------|---------------|
| Ground          | 1,385        | 128.67        |
| 1st - Ancillary | 1,014        | 94.20         |
| 2nd - Storage   | 598          | 55.56         |
| <b>Total</b>    | <b>2,997</b> | <b>278.43</b> |

## Terms

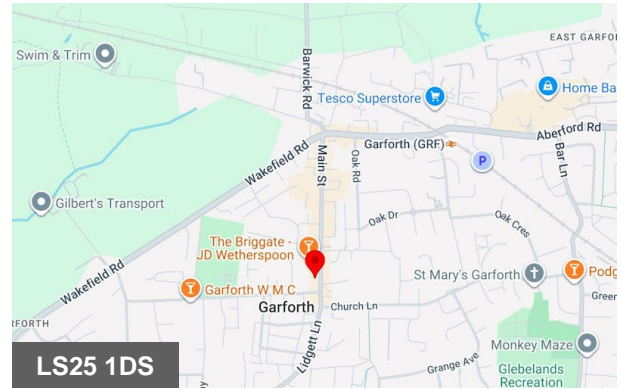
The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a rent of £35,000 per annum exclusive of business rates, utility costs, service charge, insurance and all other outgoings.

## Planning

We understand the property currently benefits from the new E Class planning consent however advise interested parties to check with the Local Authority.

## EPC

The property has been assessed as having an Energy Performance Asset rating of Band C. Further information can be provided.



## Viewing & Further Information



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