

TO LET / FOR SALE

4 PROPOSED RETAIL UNITS, ST PAULS HOUSE, HIGH STREET, MORLEY, LEEDS LS27 9AJ

PROMINENT A1 RETAIL / SHOWROOM UNITS 1,000 - 4,000 SQ FT



LOCATION

The property occupies a good secondary location within Morley Town Centre, being close to Queen Street, which is the main pedestrianised retailing street within the town centre. Nearby retailers include The Post Office, together with a Pizza Hut delivery unit and larger retailers within the town centre include a Morrisons food store, B&M together with Wilkinsons. Immediately opposite the proposed unit is a free local authority car park offering in excess of 100 car parking spaces.

DESCRIPTION

The proposed development is to comprise a ground floor retail / showroom unit with 12 two-bedroomed apartments on the upper floors.

ACCOMMODATION

As shown on the plan overleaf, the proposed ground floor accommodation offers a gross internal floor area in the region of 4,000 sq ft which can be made available either as a whole or sub-divided up to a maximum of 4 units.

The property will be provided to a developers shell specification, a copy of which can be provided upon request.

SPECIFICATION

The property benefits from the following :

- 100 space free car park directly opposite
- "Drop off" - unloading layby on site
- Extensive frontage (27.25 metres)
- Flexible floor plates
- A1 retail use class

SERVICES

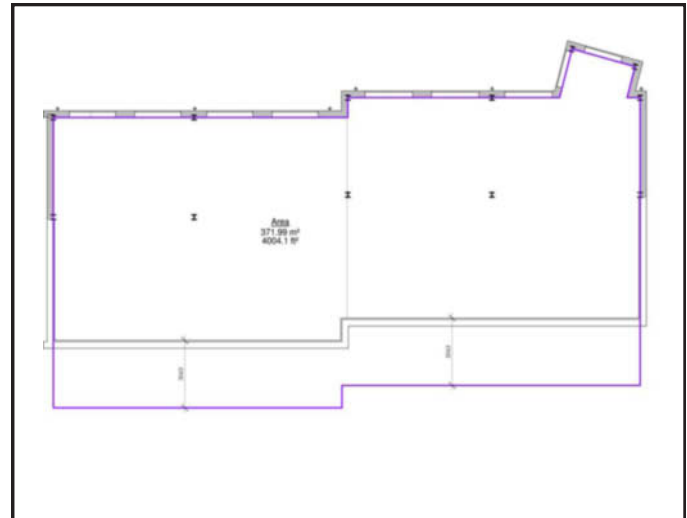
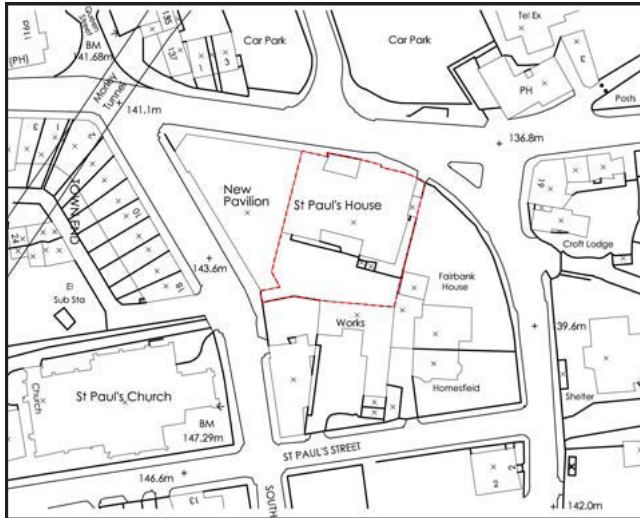
All main services are connected to the property.

RATES

The property will need to be assessed upon occupation.

TENURE

The ground floor accommodation can either be offered on a freehold or leasehold basis on terms to be agreed. In the event of a letting, then the lease would be on an effectively full repairing and insuring basis for a term to be agreed subject to upward only rent reviews at 5 yearly intervals.



SERVICE CHARGE

This will be levied on a proportionate basis to cover the cost of insurance, external repairs and maintenance of any common parts in respect of the ground and upper floors of St Pauls House.

VAT

VAT will be charged on the rent and service charge.

PLANNING

Detailed planning approval has been obtained for a ground floor retail unit / showroom together with apartments on the upper floors. An amendment to the existing consent will have to be obtained in respect of the proposed ground floor unit of 4,000 sq ft. There are no restrictions within the planning approval in respect of opening hours or delivery times to the property.

LEGAL COSTS

The ingoing tenant will be responsible for the payment of both parties legal costs.

VIEWING

By prior arrangement with the sole agents Harvey Burns & Co

Contact : Lyndsay Burns / Christopher Fox

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SUBJECT TO CONTRACT

Details prepared September 2008