



Michael Steel & Co  
PROPERTY CONSULTANTS

## FOR SALE/TO LET

# RETAIL UNIT

39 TOWN STREET, ARMLEY, LEEDS, LS12 1UX

91.20m<sup>2</sup> (981 sq ft)



- High street location
- Suitable for a number of uses
- Immediate occupation
- Below £12,000 rates threshold

# 0113 2348999

## Location

The property is on the southern side of Town Street in the heart of Armley town centre. The unit is between Cash Convertors and Armley Delikatesy and is close to national and local retailers including William Hill, Betfred, Lloyds Bank, Greggs, Heron Foods and Greens Pies & Pasties and Poundland.

## Description

The property comprises a ground floor retail unit together with first floor storage. The property has a full height glazed shop front and has been fitted with a suspended ceiling incorporating recessed lighting. The upper floor has staff facilities including WC and kitchen area.

## Accommodation

The property has the following net internal floor area: -

Description	M <sup>2</sup>	(sq ft)
Ground floor	46.02	(495)
First floor	45.18	(486)
<b>Total</b>	<b>91.20</b>	<b>(981)</b>
Frontage	4.89m	(16 ft)

There is a service area to the rear with the ability to park at least one car.

## Energy Performance Certificate

The unit has an Energy Performance Certificate (EPC) with a rating of E (103).

## Rating

The premises are rated as: -

Shop & Premises RV £11,250

N.B. Being below an RV of £12,000 eligible rate payers receive 100% relief.

## Terms

The premises are offered with vacant possession on a full repairing and insuring lease for a period of years to be agreed at a commencing rental of £13,000 per annum plus VAT.

## Price

Offers in the region of £145,000 are invited for the freehold,

## Anti Money Laundering

Purchasers are required to provide appropriate identification and proof of legitimate funds.

## VAT

VAT is applicable.

## Legal Costs

Each party to be responsible for their own reasonable legal costs.

## Viewing/Enquiries

Strictly by appointment only with the sole agents: -

**Michael Steel & Co** Tel: 0113 234 8999  
**Richard Barker** [richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)  
**Ben Preston** [ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 2803/A/RB**

**Updated November 2021**

**Subject to Contract**



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.