



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

HIGH PROFILE RETAIL/COMMERCIAL UNIT

1a LOW STREET, SHERBURN-IN-ELMET, LEEDS,
WEST YORKSHIRE, LS25 6BG

33m² (350 sq. ft)



- Single storey self contained retail/commercial unit
- Conveniently located in the centre Sherburn-in-Elmet immediately opposite Tesco
- Benefitting from parking to front and immediately available for occupation

Michael Steel & Co, 4 Carlton Court, Brown Lane West Leeds, LS12 6LT E: info@michaelsteel.co.uk W: www.michaelsteel.co.uk



For Enquiries call
0113 234 8999



Location

The premises are situated on Low Street in the centre of Sherburn-in-Elmet being immediately opposite Tesco convenience store with the Swan public house next door. The property is situated close to the intersection of Low Street with Moor Lane.

Sherburn-in-Elmet is situated approximately 15 miles from Leeds city centre with convenient access to the A1(M).

Description

The property comprises a brick built single storey retail/commercial unit under a hipped tiled roof with a rear extension with a flat roof and has most recently been occupied for ladies clothing.

Externally the property benefits from parking to the front (as part of the larger car parking area).



Accommodation

1a Low Street 32.51m² (350 sq. ft)

Comprising open retail/commercial space including internal partitioning to form a rear toilet along with changing area.

Gross Available Floor Area 32.51m² (350 sq. ft)

Services

We are advised the premises benefits from mains water, sewer drainage and electricity in addition to individual lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Non Domestic Rating

We are advised by the VOA the premises are assessed as:-

Shop & Premises RV £6,600

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, North Yorkshire Council Tel: 0300 131 2131.

Lease Terms

The premises are offered by way of a new lease for a period of years to be agreed on an effectively full repairing and insuring basis incorporating 3 yearly rent reviews.

Rent

£350 per week exclusive

The rent is payable quarterly in advance by direct debit/standing order.

VAT

All rents are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 3767/A/M
February 2026

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.