



INDUSTRIAL OFFICES **RETAIL** INVESTMENT DEVELOPMENT
5 TOWN STREET, YEADON
LS19 7EQ



TO LET
RETAIL UNIT
310 SQ. FT. (29 SQ. M)

RENT: £625/MONTH

CONTACT:
Richard Heslop – 01943 662662
richard@de-commercial.co.uk

LOCATION

The premises are in Yeadon town centre at the western end of the High Street on Town Street.

Yeadon is located eight miles northwest of Leeds city centre, with Leeds/Bradford airport nearby. A number of national multiples are located in Yeadon including Morrisons and the Post Office.

DESCRIPTION

5 Town Street is a small, self-contained single storey property, extending to 310 sq. ft. Internally there is a sales area with sink and w.c. to the rear.

There is a small garden area at the back of the property.

TERMS

The premises are offered to let on a new lease for a term to be agreed at a rent of £625/month.

RATEABLE VALUE

The rateable value of the property is £5,400. Small business rates relief may apply.

SERVICES

We understand that all mains' services are installed or are available. However, we recommend that prospective occupiers make their own enquiries as to the availability, suitability and capacity of such services.

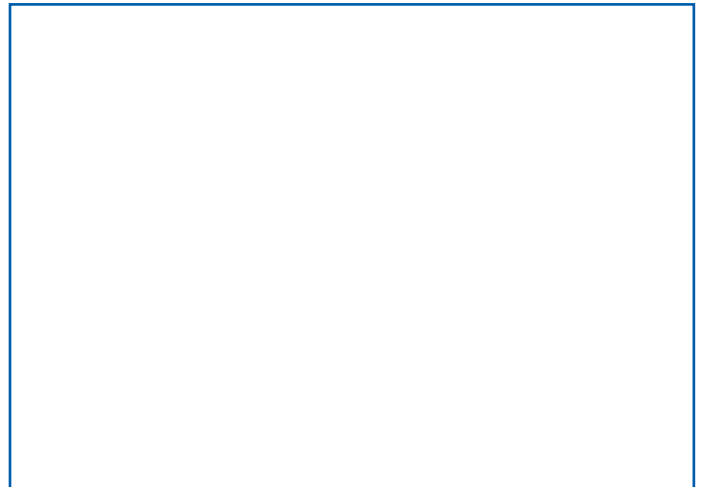
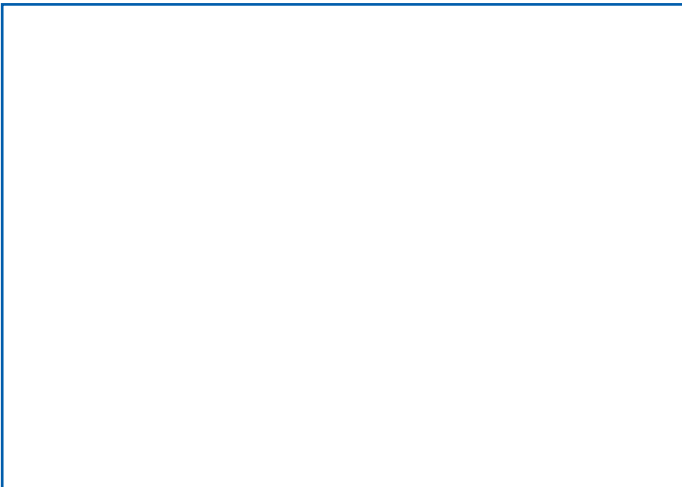
LEGAL COSTS

Each party is responsible for their own costs.

VIEWING

Strictly by appointment only, contact:-
Richard Heslop: 01943 662662
Or email richard@de-commercial.co.uk





MISREPRESENTATION ACT

DE Commercial for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (ii) DE Commercial cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permissions for use and occupation or other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy (iii) no employee of DE Commercial has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property (iv) prices quoted may be subject to VAT and (v) DE Commercial will not be liable in negligence or otherwise, for any loss arising from the use of those particulars. All rents/prices are quoted exclusive of VAT if applicable.

Money Laundering Regulations (introduced 26th June 2017). To enable us to comply with the recently expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a sale has been agreed.