

# PROMINENT SHOP

with potential for hot food consent STP

## TO LET



## 31-33 TOWN STREET, ARMLEY, LEEDS, LS12 1UX

### LOCATION

Armley is located less than 2 miles west of Leeds City Centre, following Canal Street west from the A58, and benefits from easy access and good public transport to and from the City Centre. The neighbouring areas include Holbeck to the south east, and Burley and Kirkstall to the north east and north west.

### SITUATION

The shop is prominently located on Town Street in the centre of Armley's main high street. Neighbouring occupiers on Town Street include Poundland, Greggs, Heron Foods, Cash Generator, Savers, Lloyds Bank, Armley Post Office, Betfred, and William Hill, as well as several independent European food stores and other local operators.

### DESCRIPTION

The shop provides a well-configured ground floor retail space with modern shop front together with first floor office, stores and staff facilities.

The ground floor is currently arranged as a sandwich bar with a customer fronting sales area and rear food preparation space. The shop could be suited to a variety of retail uses including hot food consent, subject to planning.

The property benefits from a secure rear yard area with an external covered store. There is also a communal rear courtyard suitable for deliveries and staff parking.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	5.01m	16'5"
Internal Width	4.97m	16'3"
Shop Depth	13.06m	42'10"
GF Sales	54.12 sq.m	582 sq.ft
FF Office & Store	53.04 sq.m	570 sq.ft

### LEASE TERMS

The shop is available on a new effective full repairing and insuring lease for a term of years to be agreed.

### RENTAL

£12,500 per annum exclusive.

Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

### RATES

The property has a Rateable Value of £13,250.

Interested parties are recommended to contact the relevant Rating Authority to confirm the rates payable.

### ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (94). A copy of the EPC is available on request.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

### VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

### FURTHER INFORMATION/VIEWING

#### Harvey Squire

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Subject to Contract  
April 2022



#### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.