



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

## **PROMINENT SMALL GROUND FLOOR SHOP/OFFICE**

**4C MAIN STREET GARFORTH, LEEDS,  
WEST YORKSHIRE, LS25 1EZ**

10.02m<sup>2</sup> (108 sq. ft)



- Return frontage window
- Under rating threshold
- Car parking available to rear

**0113 2348999**

## Location

The premises are located on this well established parade in the principal shopping area of Garforth. The property fronts Main Street and is adjacent The Good Food Store, Cuttin' Room (men's hairdressers), Mike Dodson estate agents and Emsleys estate agents.

## Description

The property comprises a ground floor shop/office unit with toilet facilities to the rear.

## Accommodation

Ground floor shop/office 10.02m<sup>2</sup> (108 sq. ft)

Separate toilet and wash handbasin.



## Services

There is a wall mounted air conditioning unit providing heat and cooling.

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.

## Rating

From our enquiries of the Valuation Office website the premises are assessed as follows:-

Shop & Premises RV £3,200

This assessment is below the threshold for rating liability subject to the premises being your only commercial unit.

## Energy Performance Certificate

Not applicable due to size.

## Lease Terms

The premises are offered by way of a 5 year lease on an internal repairing basis plus reimbursement of a proportion of the landlord's annual building insurance premium.

## Rent

£125 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

Each party to be responsible for their own 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  
Richard Barker  
Ben Preston

Tel: 0113 234 8999  
[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 3566/A/RB  
September 2024

Subject to Contract



Michael Steel & Co  
PROPERTY CONSULTANTS

0113 2348999  
[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)

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.