

TO LET

Ground Floor Retail Shop with Sizeable Storage  
First Floor Storage/Living Accommodation

73 MAIN STREET, GARFORTH, LS25 1AF

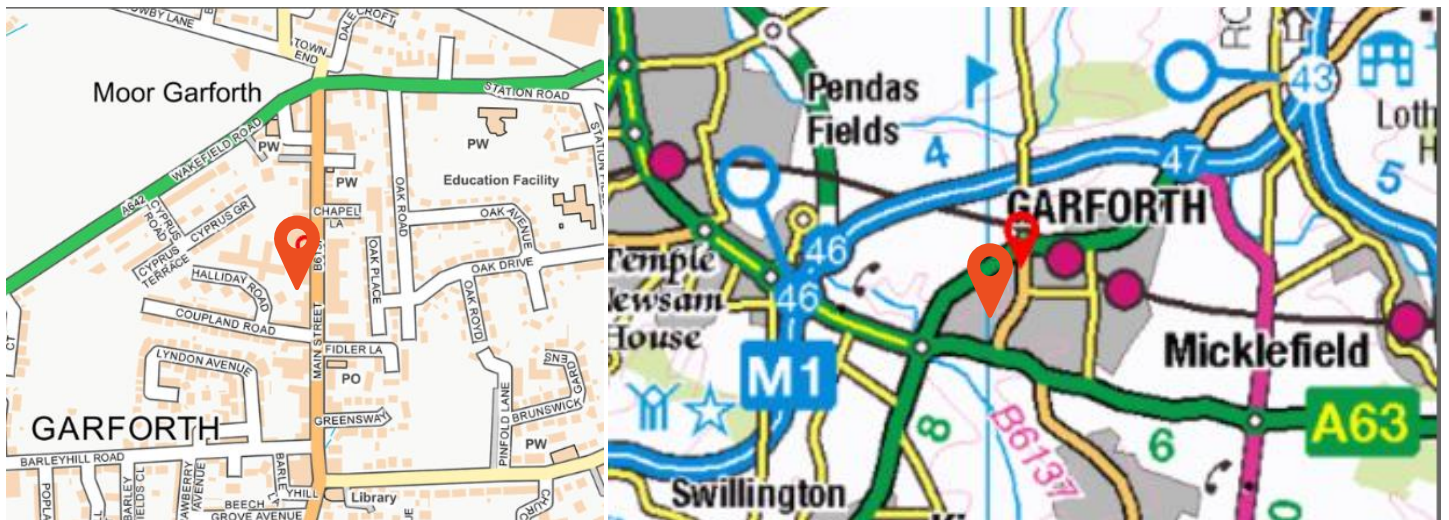


- Town Centre Location
- 2-Storey Building with large Storage Area Rear
- First Floor Space suitable for Separate Residential Accommodation
- Ideal for a variety of Uses

£25,000 pa  
1642sqft (153m<sup>2</sup>)



# 73 MAIN STREET, GARFORTH, LS25 1AF



## LOCATION

The property stands off the Main Street in Garforth amongst a variety of local and national traders in a prominent position. Nearby traders include William Hill, Domino's, Card Factory, Costa Coffee and Subway.

## DESCRIPTION

The property comprises a 2-storey building with a large retail shop at ground floor level and a potentially separate self-contained area at first floor level which could be used as a self-contained flat. The property is of traditional construction with walls built in brick under a part pitched roof and part flat roof.

## ACCOMMODATION

	m2	ft2
<b>GROUND FLOOR</b>		
Sales Shop	90	970
Kitchen	5	51
W.C.		
Rear Storage	58	621
<b>FIRST FLOOR</b>		
3-bedroom self-contained flat		
<b>TOTAL</b>	<b>153</b>	<b>1642</b>

## SERVICES

We understand the property benefits from all mains services. Gas fire, central heating is installed in the flat. No test of the services has been made. Purchasers should rely on their own investigations.

## RATEABLE VALUE

The property has the above entry in the 2023 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2017)	Estimated rates payable
£21,000	£10,500

## PLANNING

The last use of the property was as a retail shop. Purchasers should make their own enquiries with the local authority.

## TERMS

The property is offered on a new 10-year lease with open only rent review at the end of the fifth year. On full repairing and insuring terms at an annual rent of £25,000 per annum.

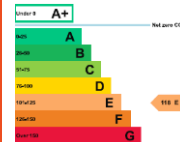
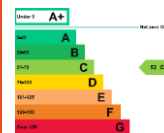
## VAT

Our client advises that VAT is not chargeable on this transaction. Your legal advisors should verify.

## LEGAL COSTS

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

## EPC



## VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

REF: JULY 2023

**Nabarro McAllister**

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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