

TO LET

M Nabarro
McAllister

SINGLE STOREY HEALTHCARE/OFFICE
PREMISES

12 CORPORATION STREET, MORLEY, LS27 9NB



- Former Dental Surgery
- Suitable for a variety of uses
- Elevated position
- Adjacent to Morrisons & Morley Town Centre

RENT : £25,000 pa

FLOOR AREA

1879 FT²

174.7 M²

12 CORPORATION STREET, MORLEY LS27 9NB



LOCATION

The property occupies a prominent corner position at the junction of Corporation Street and Queensway just a short walking distance from the Town Centre of Morley and readily accessible for the motorway network. Leeds City Centre is about 5 miles away. The property is adjacent to the Morrisons Supermarket and Car Park and Morley Sports Centre.

DESCRIPTION

The property comprises the upper floor of a two-storey building constructed in brick under a tiled pitched roof.

ACCOMMODATION

	m2	ft2
UPPER FLOOR	158	1700
Reception		
Staffrooms/Office/Utility Rooms		
Ladies & Gents W.C.		
BASEMENT		
STORAGE	16.7	179
TOTAL		
	174.7	1879

SERVICES

The property benefits from all mains services and gas fired central heating is installed. Please note that neither service connections or appliances have been tested. Purchasers should undertake their own investigations prior to completion

RATEABLE VALUE

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

Rateable Value (2023)	Estimated rates payable
£5,000	£2,500

PLANNING

The property has been used as a dental surgery for many years. Any enquiries for change of use should be made through Leeds City Council.

RENTAL

£25,000 PER ANNUM

TENURE

The property is available by way of a new 5-year lease or multiples of 5 years on effective full repairing and insuring terms.

VAT

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

LEGAL COSTS

The in going tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease.

EPC

VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: NOVEMBER 2024

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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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