

**MORLEY • IN-STORE UNIT • MORRISONS SUPERMARKET • LS27 9BX**



**PROMINENT SUPERMARKET UNIT TO LET**

## LOCATION

Morley is a market town situated approximately 5 miles south-west of Leeds and 9 miles south-east of Bradford. The town has a population of 47,033 (Census, 2021).

Morrisons is the principal supermarket in Morley and provides a range of in-store services for the town and surrounding areas. These include but are not limited to: Click & Collect, Fishmonger, Petrol Station, Recycling Centre, Rug Doctor, Butcher, Carpet Cleaning, Car Wash and Garden Centre. The wide range of services on offer and long opening hours attracts high footfall.

The 92,000 sqft Morrisons supermarket anchors Windsor Court, acting as the thoroughfare between Morrisons and Morley's prime retailing pitch. Morrisons offers extensive 3 hours free parking and nearby retailers include **Halifax**, **Greggs**, **Specsavers** and **Boots**.

The subject premises occupies a prominent position at the entrance of the supermarket.

## TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £10,000 per annum.

The rent is inclusive of service charge and building insurance costs. Further details on request.



## ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales | 90 sq ft (8.36 sq m)

## RATING

Interested parties are advised to make their own enquiries for an accurate assessment and information regarding any relief which may be available.

## EPC

An EPC will be made available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

## VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

## VIEWINGS

Strictly via prior appointment through the letting agents: Rawstron Johnson –0113 450 7000

email [liam@rj-ltd.co.uk](mailto:liam@rj-ltd.co.uk) or [adrian@rj-ltd.co.uk](mailto:adrian@rj-ltd.co.uk)

## SUBJECT TO CONTRACT

