



6 WEEK COMPLETION

SITUATION

Located close to the junction with the pedestrianised Queen Street shopping location housing multiples including **Phones4U, Shelter, Your Move, Savers** and **Card Factory**. Morley lies approximately 5 miles south west of Leeds City Centre and 8 miles from Bradford Town Centre and benefits from good road links to the M62 (Junctions 27 and 28) and the M621 (Junction 1).

VAT is NOT payable in respect of this Lot

FREEHOLD

Note: The upper parts may be suitable for residential conversion subject to obtaining any necessary consents

PROPERTY

An end of terrace property comprising **2 Ground Floor Shops** with separate front entrance to **Self-Contained Offices** at first and second floor levels.

£6,000 p.a. plus Vacant Shop and First & Second Floor Offices

The Surveyors dealing with this property are **MATTHEW BERGER** and **SOPHIE TAYLOR**



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View along Queen Street from junction with Albion Street

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 6 (Ground Floor Shop)	Not inspected – believed to be circa 900 sq ft	M. E. Stead (Xero Hairdresser)	Monthly Licence	£6,000	
No. 7 (Ground Floor Shop)	Not inspected – believed to be circa 520 sq ft	VACANT			
First and Second Floor Offices	First Floor Offices Not inspected: Believed to be GIA circa 1,185 sq ft Second Floor Offices Not inspected: Believed to be GIA circa 1,375 sq ft Total Area Approx 2,560 sq ft				
Strong Room		D. Scott & J. Wadsworth	5 years from 17th November 2007	£300	Holding over
Mailbox Storage		DX (Document Exchange) Ltd	1 year from 6th July 2004	£600	Holding over
TOTAL				£6,900 plus Vacant Ground Floor Shop and Offices	

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £600 (including VAT) upon exchange of contracts