

Dresler Smith

CHARTERED SURVEYORS

77-91 MAIN STREET, GARFORTH, LS25 1AF



PRIME A1 RETAIL, ADJACENT TO PUBLIC CAR PARK
(MAY SPLIT)

SITUATION

This is the most prominent unit fronting the High Street in Garforth, directly opposite the pelican crossing and fronting the public car park, immediately adjacent and opposite various multiple retailers.

The largest car park for the town sits immediately to the rear of the property.

Garforth is 9.8 miles northeast of Leeds City Centre and 4 miles from Crossgates but very much its own local shopping centre.

ACCOMMODATION

The shop provides the following approximate gross internal areas and dimensions:

Ground Floor Sales	8,713sqft	809.5sqm
Mezzanine	269sqft	25.0sqm
First Floor Storage	6,404sqft	595.0sqm

* The unit can be split, potential options on attached plan.

TERMS

Available by way of an effectively new full repairing and insuring lease with 5 yearly upward only rent reviews.

RENT

On enquiry

RATES

Rateable Value	£71,000
UBR (2025/2026)	£ 0.555
Rates payable	£39,405

Interested parties should verify this with Leeds City Council Business Rates Department (tel: 0113 3760359).

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

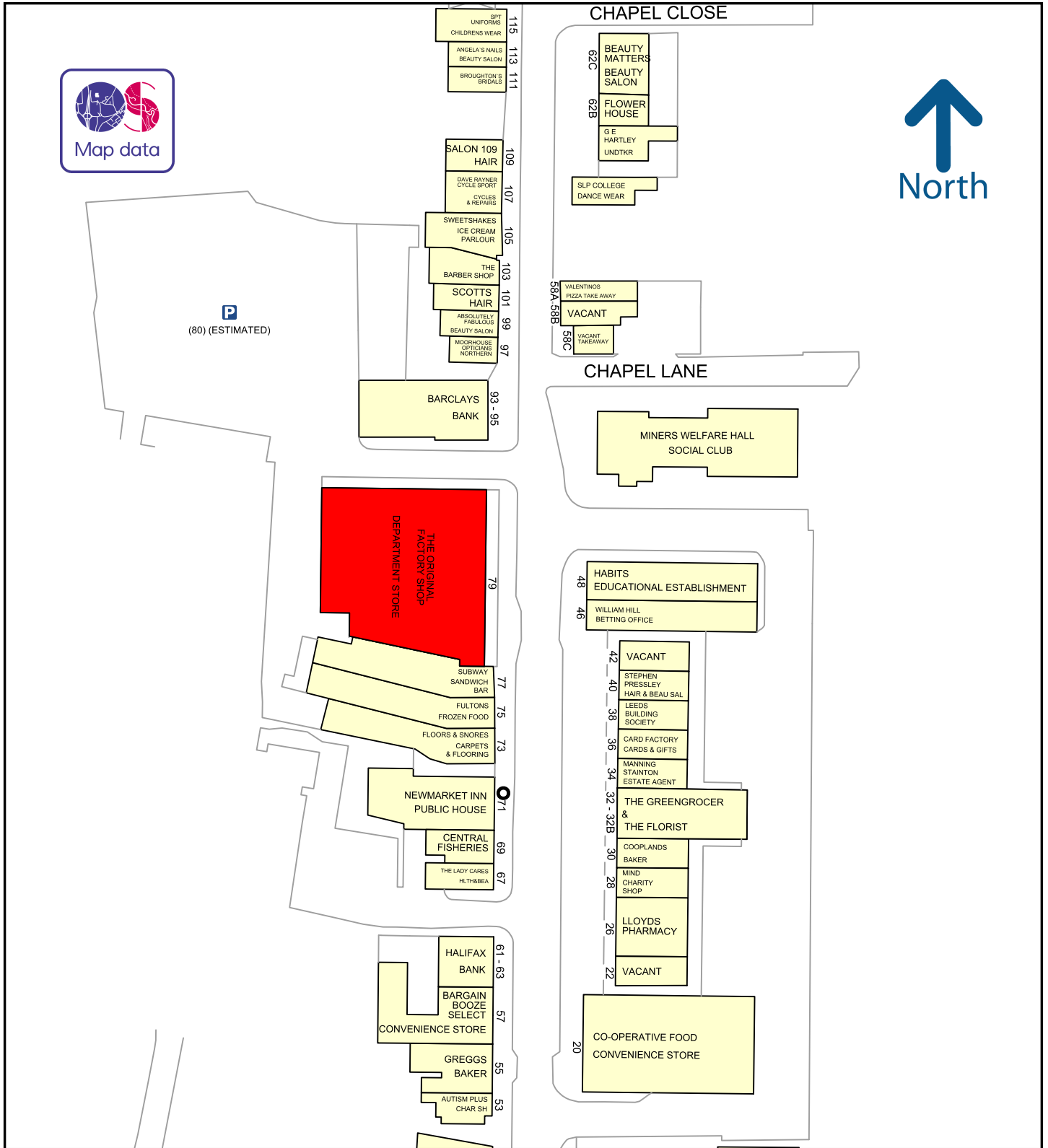
VIEWING

All enquires or arrangements to view should be via the sole agents, Dresler Smith.

Contact: David Dresler
davidd@dreslersmith.co.uk
Tel: 0113 245 5599

Date of Particulars: MAY 2025

SUBJECT TO CONTRACT & VACANT POSSESSION



Experian Goad Plan Created: 21/08/2018
Created By: Dresler Smith

Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991
Dresler Smith on its behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Dresler Smith has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT.

Energy performance certificate (EPC)

77-91 Main Street
Garforth
Leeds
LS25 1AF

Energy rating

C

Valid until:

26 June 2035

Certificate number:

3582-8948-1394-3710-8176

Property type

Retail/Financial and Professional Services

Total floor area

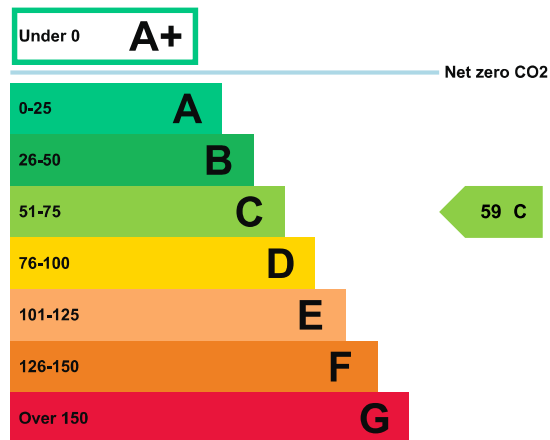
1,439 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

7 A

If typical of the existing stock

29 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	11.87
Primary energy use (kWh/m2 per year)	125

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2627-9506-2401-6497-5303\)](https://energy-certificate/2627-9506-2401-6497-5303).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Kate Holcroft
Telephone	07877714016
Email	kate@whiteroseepc.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028173
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	White Rose EPC
Employer address	30 Layton Lane, Rawdon, Leeds, LS19 6RG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 June 2025
Date of certificate	27 June 2025
