

Starkeys

Chartered Surveyors

RETAIL PREMISES 35 HIGH STREET YEADON



- Situated on High Street on the edge of Yeadon's main retailing area.
- Sales area 27.44m² (295 sq. ft.)
- Suitable for a variety of uses, subject to necessary consents.

TO LET £12,000 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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 **RICS** Regulated by RICS

**RETAIL PREMISES
35 HIGH STREET
YEADON**

1. LOCATION:

The premises are located in the centre of Yeadon, fronting High Street, within the main retailing area. Yeadon is located approximately 8 miles north-west of Leeds city centre, with Leeds/Bradford airport being nearby.

A number of national multiples are located in Yeadon, including Morrisons.

2. GENERAL DESCRIPTION:

The premises comprise a ground floor retail unit with a timber and glazed display frontage to High Street with an external roller shutter.

The property provides an open plan sales area with a WC to the rear.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

Sales Area	27.44m ² (295 sq. ft.)
WC	
TOTAL NET INTERNAL FLOOR AREA	27.44m² (295 sq. ft.)

4. RATING:

The rating authority is Leeds City Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £9,100 (Shop and Premises), rising to £9,400 with effect from 1st April 2026.

The Uniform Business Rate for 2025/26 is £0.499.

Interested parties should seek verification of the information provided.

5. LEASE TERMS:

The premises are offered to let on an effective full repairing and insuring lease for a term to be agreed, at a rent of £12,000 per annum exclusive of rates and other outgoings and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

The property has an Energy Rating of D (86)

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ASHLEY BOWLES MRICS
TEL:- 01274 307910**

30 January 2026

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
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3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.