

GROUND FLOOR RETAIL UNIT

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

TO LET



**89 QUEEN STREET, MORLEY,
LEEDS LS27 8DX**

- ✓ **GROUND FLOOR RETAIL WITH BASEMENT STORAGE**
- ✓ **PROMINENT POSITION IN MORLEY TOWN CENTRE**
- ✓ **OPPOSITE MORLEY TOWN HALL**
- ✓ **ATTRACTIVE CHARACTER BUILDING**
- ✓ **GOOD PARKING & PUBLIC TRANSPORT CLOSE-BY**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

The property occupies a prominent position on Queen Street, close to the pedestrianised section which forms Morley's principal retail pitch, hosting a strong mix of national multiple retailers alongside a diverse range of local and regional operators, generating consistent footfall. The premises are set within an attractive parade of period buildings directly opposite the landmark Town Hall, providing a well-recognised and established trading location.

Morley is a well-established market town located approximately 5 miles south of Leeds city centre, around 6 miles north-west of Wakefield and approximately 9 miles south-east of Bradford. The town serves a large and densely populated residential catchment, with a significant commuter base drawn by its accessibility and range of local amenities. Morley town centre acts as the principal shopping destination for the area, with nearby occupiers including Morrisons, B&M, Boots, Greggs, Card Factory, Savers, Well Pharmacy, Hays Travel and Morley Indoor Market. The Town Hall immediately opposite has been subject to major investment and is due to re-open in Summer 2026 with expanded services and facilities following full refurbishment.

Morley benefits from excellent transport connectivity, with immediate access to the M62 and close proximity to the M621 and M1, regular rail services to Leeds and Wakefield from Morley station, and frequent bus routes serving the town and surrounding areas, making it a highly accessible and popular location.

DESCRIPTION

The property comprises the ground floor and basement of a traditional building of dressed stone construction, with attractive original features including stone balustrades and arched windows.

The ground floor provides predominantly open plan retail accommodation, together with partitioned offices, storage areas and staff facilities, including male and female WCs. The existing partitioning can be removed and/or repositioned to create a layout to suit the incoming tenant. The basement offers a series of interlinking storage rooms, including former strong rooms, reflecting the building's previous use as a bank.

ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Net Internal Areas: -

Ground Floor	113.10 sq m	1,217 sq ft
Basement	64.96 sq m	699 sq ft
TOTAL	178.06 sq m	1,916 sq ft

TERMS

The property is available on a new effective FRI lease for a period of years to be agreed at an initial rental of **£18,500 per annum exclusive of VAT, service charge, rates and insurance.**

The freehold which includes 7 flats on the upper floors is also available for sale - further information can be provided on request.

Subject to Contract - Apr 26

SERVICES

We are advised that the property is connected for mains electricity, gas, water and drainage. There is air conditioning, gas radiators and electric panel heaters.

RATEABLE VALUE

We have made enquiries via the Valuation Office website which suggest the property has the following rateable value;

£18,250 (from 1st April 2026)

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (102). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

A: Andrew McBeath

T: [01904 692929](tel:01904692929)

M: [07725 416002](tel:07725416002)

E: andrew@mcbeathproperty.co.uk

A: Tom Grimshaw

T: [01904 692929](tel:01904692929)

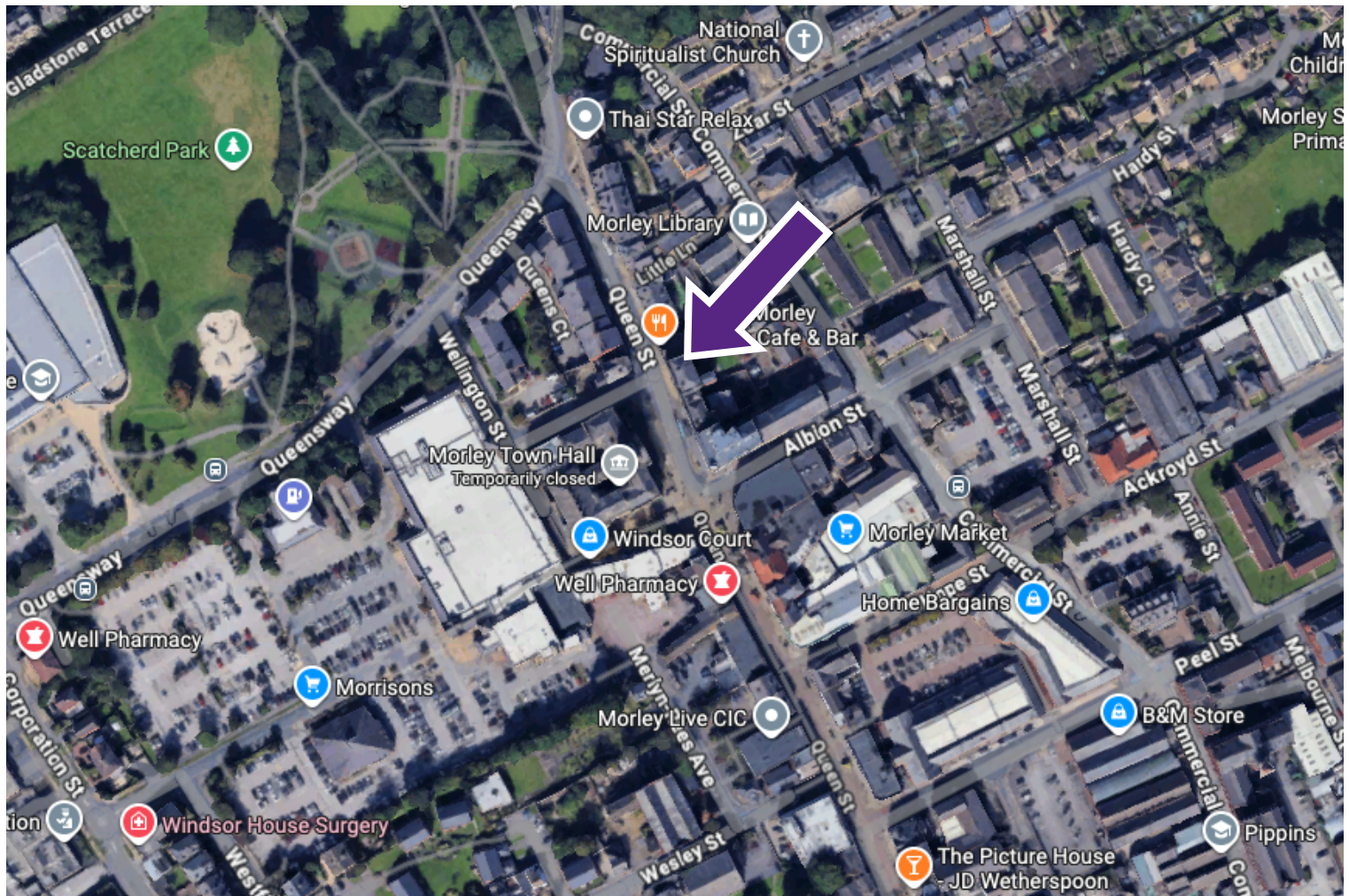
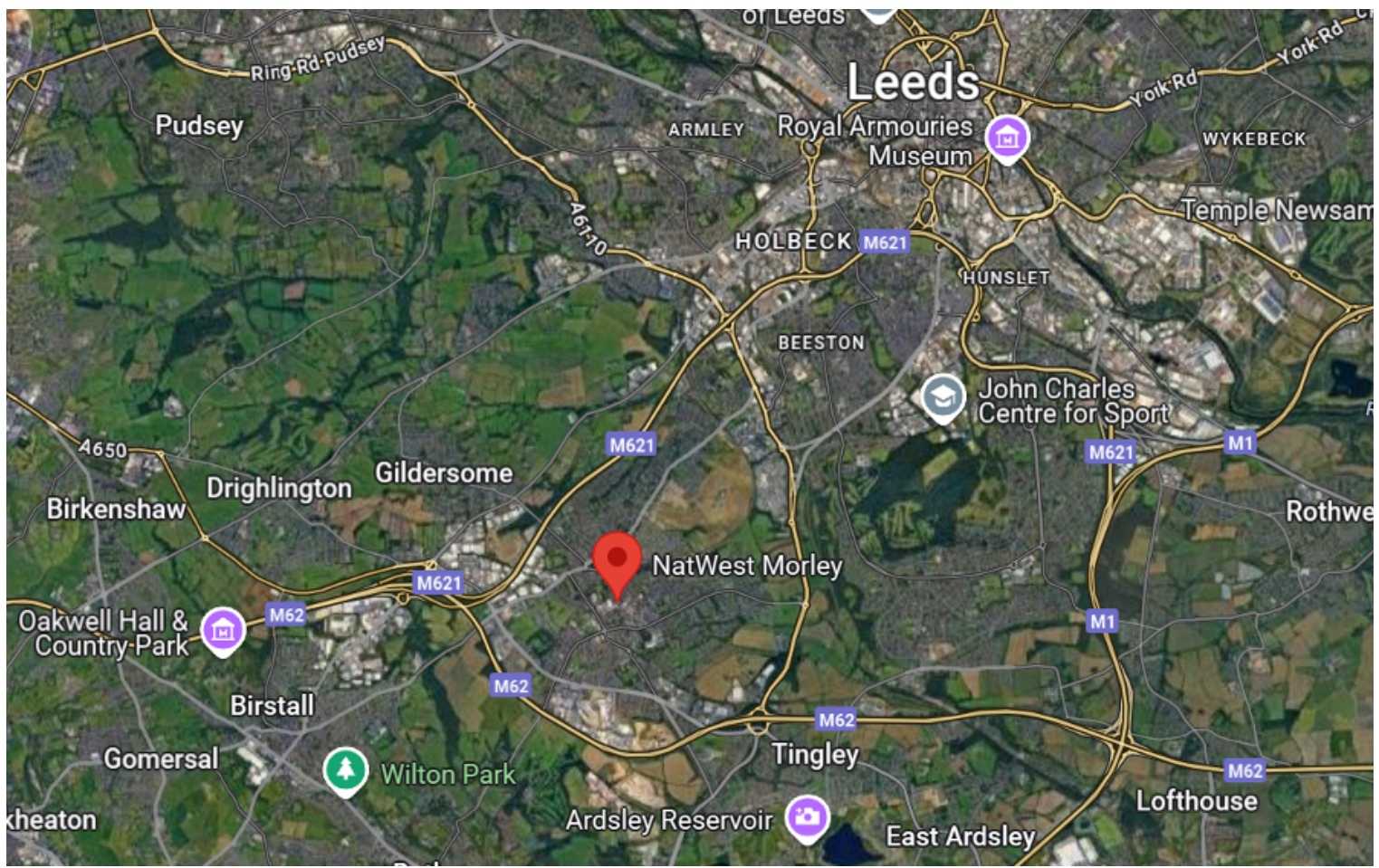
M: [07827 965146](tel:07827965146)

E: tom@mcbeathproperty.co.uk

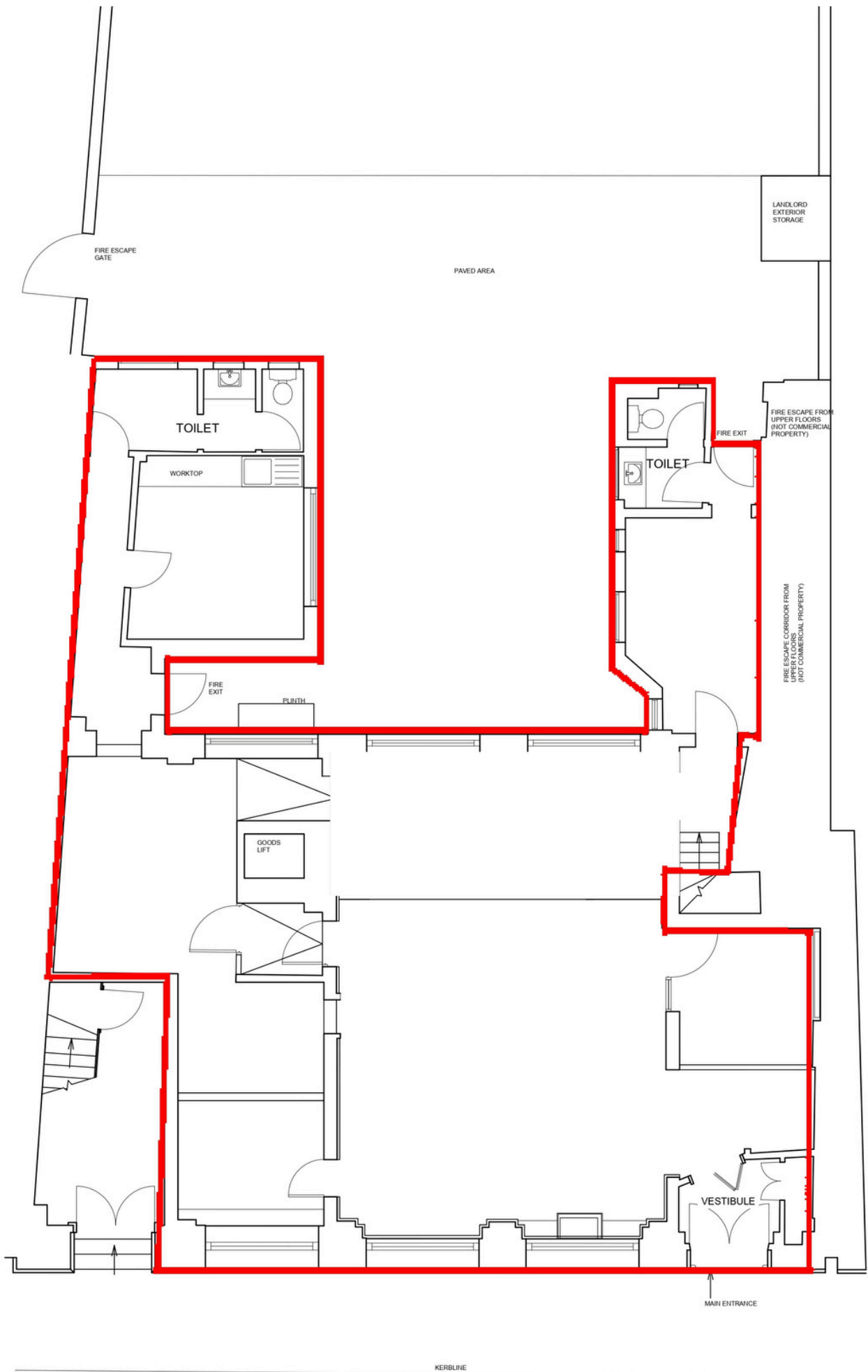
Subject to Contract - Apr 26



IMPORTANT NOTICE McBeath Property Consultancy Ltd, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

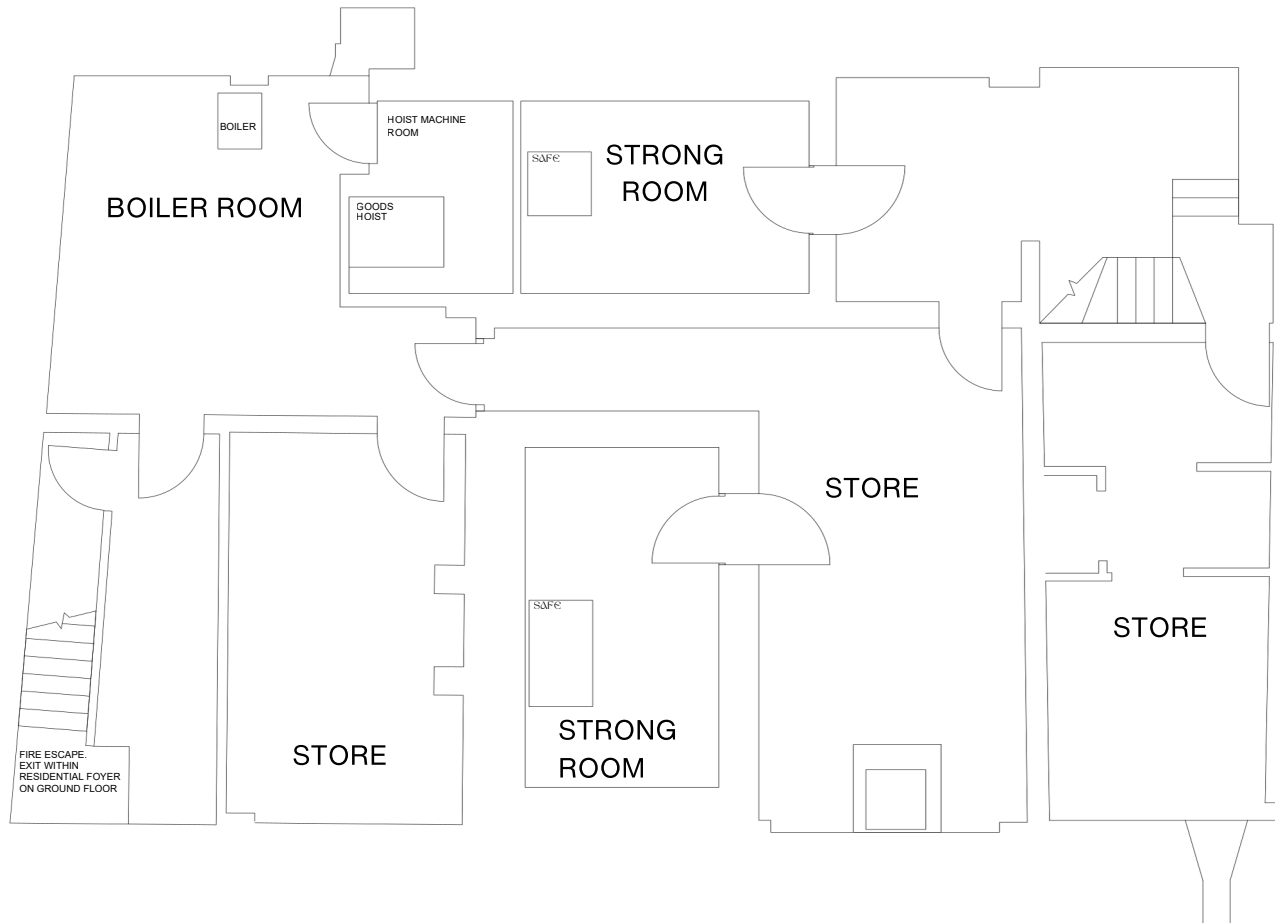


IMPORTANT NOTICE McBeath Property Consultancy Ltd, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



QUEEN STREET

RETAIL UNIT GROUND FLOOR



FIRE ESCAPE
EXIT WITHIN
RESIDENTIAL FOYER
ON GROUND FLOOR

RETAIL UNIT BASEMENT