

# FOR SALE

## RESTAURANT INVESTMENT

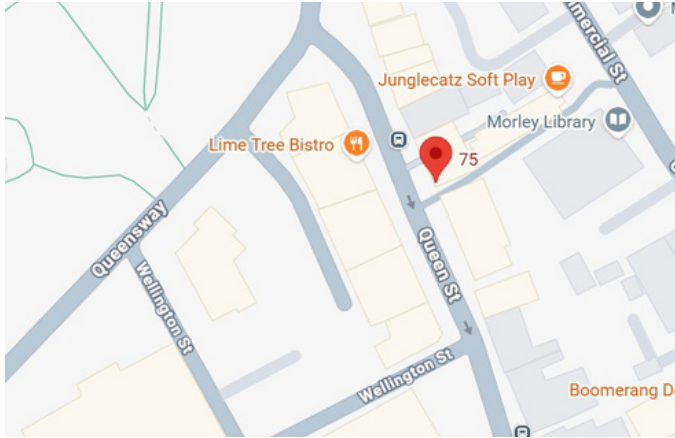


**HOLDER & CO**  
Property Consultants



**75, Queen Street, Morley,  
LS27 8EB**

- Prominently positioned
- Self contained Restaurant premises being fully let on a new 10 year lease
- Period building



## LOCATION

The property is well located on Queen Street which is the main retail / leisure area within Morley town centre. Other retailers in the vicinity include William Hill, Santander, Well Pharmacy & Morrisons amongst others.

## DESCRIPTION

Substantial stone built and slate roofed property. The premises comprise a 3 storey plus basement restaurant. The Ground Floor is utilised as restaurant and kitchen to the rear with the upper floor as storage.

## TENANCY INFORMATION & QUOTING TERMS

The property is let in it's entirety to a private individual trading as Spice Lounge. The property is let from 21<sup>st</sup> October 2025 on a 10 year straight FRI lease at £19,020 per annum. There are 12 monthly rent reviews within the current lease. A copy of which is available on request.

Offers in excess of £200,000 are sought for the freehold interest, this shows a NIY of 9.3% taking into account usual purchaser's costs.

## ACCOMMODATION

Description	Sq M	Sq ft
GF restaurant area	70.39	758
GF Kitchen	22.34	240
1 <sup>st</sup> Floor restaurant seating area	60.68	653
2 <sup>nd</sup> Floor storage	37.16	400
Basement	27.03	291
<b>Total</b>	<b>217.60</b>	<b>2,342</b>

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## CONTACT

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