

LEISURE/F&B UNIT TO LET - CONFIDENTIAL STAFF UNAWARE

Unit 2 Morrisons Guiseley, LS20 8PS



Savills Leeds
3 Wellington Place
Leeds
LS1 4AP

savills.co.uk



Location

The subject property is located in Guiseley approximately 9 miles north west of Leeds City Centre and 3 miles south of Otley.

The unit is immediately adjacent to **Specsavers** which forms part of Morrisons Supermarket complex, benefitting from 363 customer car parking spaces and outdoor seating.

Nearby occupiers include **Skipton Building Society, Tuana, Mumbai Village** and **The Station Pub**.

Accommodation

The premises are arranged over ground floor only. Approximate net internal areas are:

Ground Floor:	3,100 sq ft	288 sq m
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Rates

Rateable Value: £46,750

UBR 2026/27: £0.382

Rates Payable: £17,858.50

Parties are advised to make their own enquiries with the Local Authority.

Tenure

The unit is available by way of new effective full repairing and insuring lease.

Use

The premises currently benefits from Class E use.

Rent

£60,000 per annum exclusive.

EPC

Available on Request

Service Charge

The estimated service charge budget for 2026 is £3,465.94.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing & further information

Strictly by prior arrangement only with:

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