



AVAILABLE TO LET

35a Main Street Garforth

35A Main Street, Garforth, Leeds, UK, West Yorkshire LS25 1DS



Retail for rent, 564 sq ft, £17,000 per annum

To request a viewing call us on (01423) 547313

For more information visit <https://realla.co/m/39177-35a-main-street-garforth-35a-main-street>

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Town centre retail unit offering open plan sales and staff facilities

The unit is situated on Garforth Main Street within a parade of shops next to the Briggate Wetherspoons Public House close to Barley Hill Road car park.

The property provides the ground floor of an end retail unit which benefits from a return frontage window display area. The property comprises an open plan sales area with ancillary staff, kitchen and WC facilities to the rear.

Highlights

- Town centre retail premises on main street with return frontage
- Within an established parade of shops on Garforth Main Street
- Ground floor open plan retail sales area
- Ancillary staff, kitchen and WC facilities to the rear

Property details

Rent	£17,000 per annum
Rateable value	£14,750
Building type	Retail
Planning class	A2
Secondary classes	A1
Available from	15/02/2019
Size	564 Sq ft
VAT charges	We understand that the property is not elected for VAT and therefore no VAT will be payable.
Lease details	The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.
EPC certificate	Available on request

More information

[Visit microsite](#)

<https://realla.co/m/39177-35a-main-street-garforth-35a-main-street>

Contact us

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Quote reference: RENT-39177

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