

**67 MAIN STREET
GARFORTH
LEEDS
LS25 1AF**

FOR SALE

A FREEHOLD SHOP INVESTMENT



**SELF-CONTAINED SHOP
LET AT £16,500 PER ANNUM**

- CENTRAL LOCATION ON GARFORTH MAIN STREET
- CORNER POSITION WITH REAR STAFF ACCESS
- CURRENTLY OPERATING AS A BAR
- GROUND FLOOR SALES - 605 SQ FT
- FIRST FLOOR AREA - 489 SQ FT

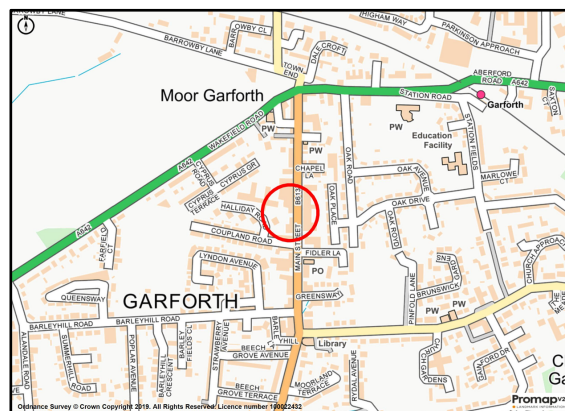
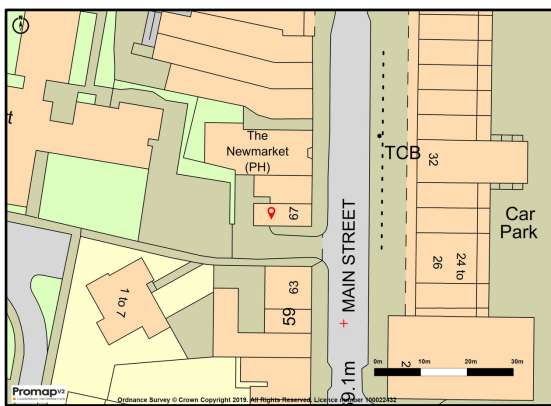


LOCATION

The property is situated on the east side of Main Street in Garforth town centre. It is prominently positioned adjacent to Halifax Bank with a Co-op store diagonally opposite and Subway just to the north.

Garforth is a busy town within the Leeds metropolitan area and has a population of approximately 20,000. It is primarily a popular residential location although it benefits from a wide range of businesses particularly on its industrial estates including those adjacent to the nearby M1 Motorway.

It also benefits from a train station on the popular Leeds to York commuter line.



DESCRIPTION

67 Main Street comprises an end-terrace, two storey retail unit currently fitted out as a bar. There is an open-plan bar / sales area on the ground floor with a separate rear store and an additional bar area and WCs at first floor level. There is also a small cellar.

The property is of brick construction under a primarily pitched tiled roof.

ACCOMMODATION

DESCRIPTION	GROSS INTERNAL AREA (SQ M)	GROSS INTERNAL AREA (SQ FT)
Ground floor – Bar & Store	56.21	605
First floor – Additional bar and WCs	45.41	489

LEASE

The property is let by way of a lease dated 6 July 2020 to The Assembly (Garforth) Limited and with a Personal Guarantor.

The lease is for a term of 5 years expiring on 5 July 2025 at a rent of £16,500 per annum.



TERMS & OFFERS

Offers are invited for our client's freehold interest, subject to the current lease, in the region of £250,000.

VIEWING AND FURTHER INFORMATION

For further information and to make arrangements to view, please contact **Tapp Chartered Surveyors** on **0113 243 0920**.

SUBJECT TO CONTRACT

Details prepared June 2023

GROUND FLOOR



FIRST FLOOR





IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling / letting agents of the property for themselves, the vendors / landlords of the property described herein give notice that:-

1. Prospective purchasers / tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order.
2. Prospective purchasers / tenants should make all necessary enquiries with all relevant professional advisors and all other appropriate authorities regarding the suitability of these premises for the proposed use.
3. Prospective purchasers / tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
4. In making an offer, prospective purchasers / tenants will be deemed to have made all necessary searches and enquiries.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers / tenants to identify the property. The plans are digitally reproduced and therefore not to scale except where expressly stated.
6. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers / tenants are advised to consider the need for a structural survey and, if appropriate, an environmental survey of the property by a professionally qualified person.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor / landlord are those contained and expressly referred to in the written contract for sale / lease between the vendor / landlord and the purchaser / tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.