

TO LET (MAY SELL)  
WORKSHOP PREMISES

 **Eddisons**

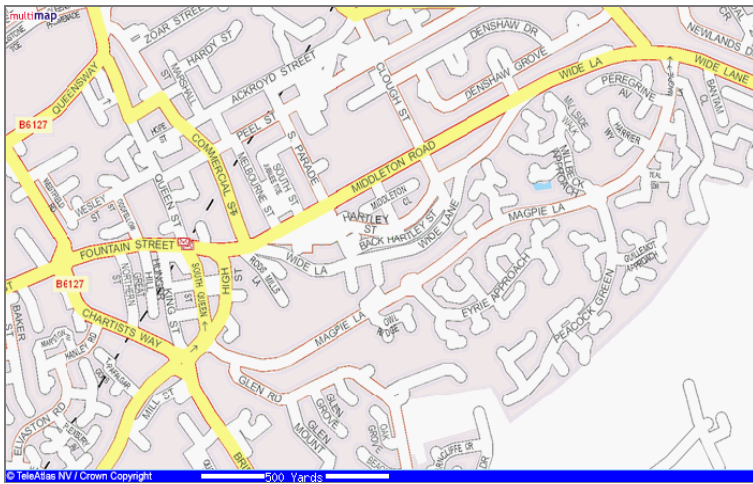


**ST MARY'S WORKS, MIDDLETON ROAD, MORLEY, LEEDS,  
LS27 8AP**

**£16,500 PER ANNUM EXCLUSIVE**

- \ Former chapel currently used as a workshop suitable for residential redevelopment.
- \ Situated close to the centre of Morley with good access.

**AVAILABLE SPACE**  
382.2m<sup>2</sup> (4,114sq ft)



## LOCATION

The premises are prominently located on Middleton Road approximately ½ mile north east of Morley town centre. Morley is a substantial town located approximately 6 miles south of Leeds city centre.

## DESCRIPTION

The premises were originally constructed as a chapel at the end of the 19th century and subsequently been converted to industrial use with further extensions being added in recent years. The main building is of stone construction with a pitched roof. The loading bay extension is of matching stone construction beneath a flat roof with a large matching stone construction beneath a flat roof with a large roller shutter door. There is a small forecourt area in front of the loading bay. The premises have the benefit of male and female toilets.

UNIT	M <sup>2</sup>	SQ FT
Main Chapel building	239.0	2,573
Side/rear extension	143.2	1,541
<b>Total</b>	<b>382.2</b>	<b>4,114</b>

## RATEABLE VALUE

Description / Workshop and Premises

Rateable value / £15,000

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The premises are available by way of a lease on flexible terms at a rental of £16,500 pa exclusive. The premises will be held on a full repairing and insuring basis and would be outside the benefit of the security of tenure and protection offered by the Landlord & Tenant Act 1954.

We are also instructed by our client that offers will be considered for their freehold interest in the premises either on a conditional or unconditional basis.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 0113 241 0940  
Email / [steven.jones@eddisons.com](mailto:steven.jones@eddisons.com)  
Email / [eve.chapman@eddisons.com](mailto:eve.chapman@eddisons.com)

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SUBJECT TO CONTRACT  
FILE REF / 711.2933A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 0113 241 0940

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