

Starkeys

Chartered Surveyors

RETAIL PREMISES UNIT 4 TARN HOUSE 79A HIGH STREET YEADON



74.72m² (804 sq. ft.)

- Prominent location in close proximity to Morrisons and Post Office
- Loading facilities to the rear
- Suitable for a variety of uses, subject to necessary consents

TO LET £16,500 PER ANNUM

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Regulated by RICS

**RETAIL PREMISES
UNIT 4 TARN HOUSE
79A HIGH STREET
YEADON**

1. LOCATION:

The premises are located in the centre of Yeadon fronting High Street and close to its junction with the Harper Lane roundabout. Yeadon is located approximately eight miles North West of Leeds city centre, with Leeds/Bradford airport being nearby.

A number of national multiples are located in Yeadon including Morrisons and the Post Office.

2. GENERAL DESCRIPTION:

Tarn House is a mixed-use property comprising of ground floor retail units and first floor office suites. Unit 4 benefits from a timber and glazed display frontage to High Street and internally provides an open plan sales area and WC facilities.

Tarn House offers loading facilities for tenants at the back of the building.

3. ACCOMMODATION:

We assess that the premises have an approximate net internal floor area of **75.53m²** (813 sq. ft.).

4. RATING:

The rating authority is Leeds City Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £15,250 (Shop and Premises).

The Uniform Business Rate for 2026/27 is £0.480. There is an additional lower rate for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should seek verification from the local authority to establish the actual amount payable.

5. LEASE TERMS:

The premises are offered to let on an effective full repairing and insuring lease for a term to be agreed at a rent of £16,500 per annum exclusive of rates, VAT and other outgoing and payable quarterly in advance. A service charge is levied in respect of the maintenance and upkeep of the structure and common parts.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

The property has an energy performance rating of C(61).

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS CENTRE
COTTINGLEY, BINGLEY
BD16 1PY**

**ASHLEY BOWLES MRICS
TEL:- 01274 307910**

Amended 29 April 2026

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.