



**58 STATION ROAD  
HORSFORTH  
LEEDS  
LS18 5NR**

**TO LET**

**PROMINENT RETAIL PREMISES  
WITH PARKING**

**TOTAL AREA 710 SQ FT (66 SQ M)**

## LOCATION

The property is located on Station Road situated by the junction with Low Lane and is clearly visible from Horsforth Train Station.

## DESCRIPTION

The property comprises a two-storey, stone built, end terrace within which the ground floor and basement is available to let and benefits from electric heating and WC facilities.

## ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2<sup>nd</sup> Edition, January 2018, the unit provides an approximate area of:

Ground Floor	565 sq ft (52.5 sq m)
Basement	145 sq ft (13.5 sq m)
<b>Total</b>	<b>710 sq ft (66.0 sq m)</b>

## TERMS

The retail shop is available to let on full repairing and insuring lease for a minimum term of 3 years at a rental of **£15,000p.a.**

## EPC

The commercial shop benefits from an Energy Performance Certificate of E – 114.

The residential flat benefits from an Energy Performance Certificate of E – 41.

## BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2023 rateable value of **£5,200**. Interested parties are advised to direct further enquiries to the local authority.

## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 239 5778 ([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)) or Simon Dalingwater on 0113 239 5777 ([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)).

## SUBJECT TO CONTRACT

Details prepared October 2023

SPD/LPJ



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MISDESCRIPTIONS ACT 1991

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

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.