

155 New Road Side  
Horsforth  
Leeds  
LS18 4DR

To Let  
£14,000 per annum  
Prominent Retail Shop  
641 sq ft (59.6 sq m)

- Electric Roller Shutter
- Busy High Street Location
- LED Lighting
- Car Parking Space
- Generous Basement
- End Terrace



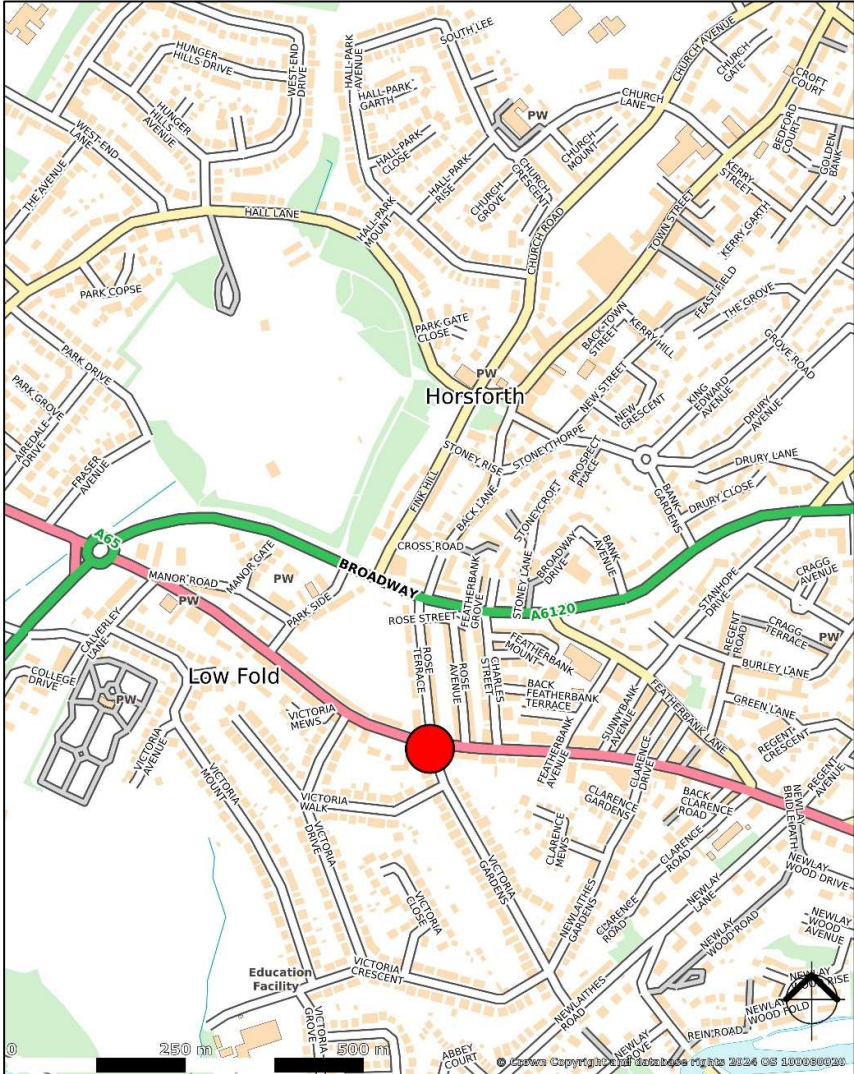


# Location

The property is located centrally on New Road Side, Horsforth which houses a number of well-established retailers such as Subway, Tesco Express and Dominos. 155 New Road Side is situated 5 miles from Leeds City Centre, 1 miles from Horsforth Train Station and has a very conveniently located bus route that passes the subject property which causes a high amount of footfall.

# Description

The property comprises a three storey, stone-built property within which the ground floor and basement is available. The ground floor consists of an open plan retail space, benefiting from LED lighting and roller shutter access. The basement benefits from WC and kitchen facilities. Externally, the property benefits from 1 car parking space.



## Accommodation

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

Basement – 287 sq ft (26.7 sq m)

Ground Floor - 354 sq ft (32.9 sq m)

**Total - 641 sq ft - (59.6 sq m)**

## Terms

The property is available to let on full repairing and insuring terms at a rental of £14,000 p.a.

## EPC

The property benefits from an EPC rating of D – 88.

## Rateable Value

The current rateable value for the property is £10,250 within the 2023 Rating list.

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These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**Property Ref:** 1017

## For more information, please contact:

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## All Enquiries:

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