

MIXED USE FREEHOLD INVESTMENT

Rental Income: £22,400

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- Fully Occupied Investment Opportunity
- Prominent Leeds Sub-urban High Street Frontage.



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FOR SALE



155 New Road Side
Horsforth, Leeds
LS18 4DR

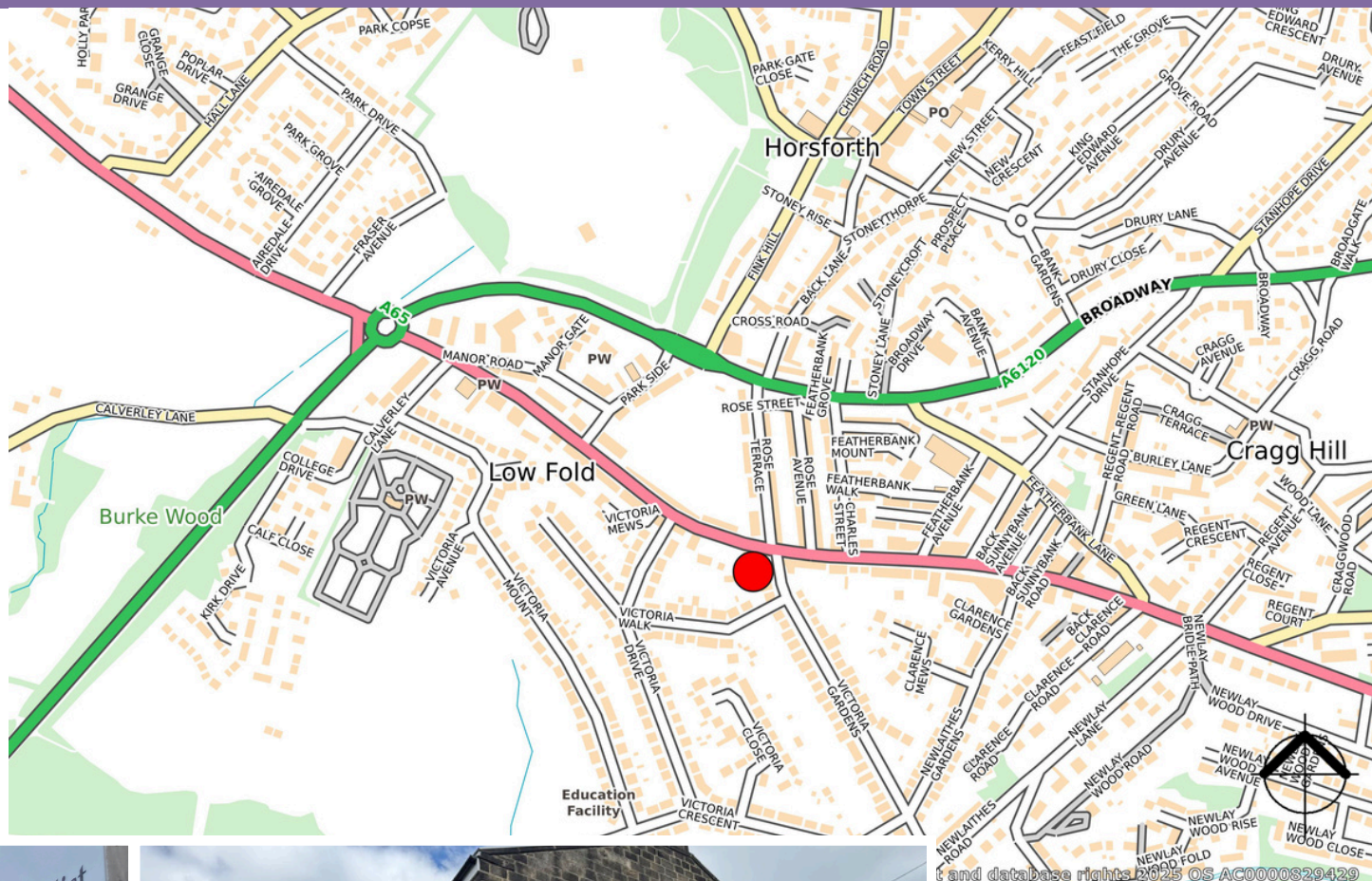
£350,000
Guide Price

LOCATION

The subject property is prominently positioned fronting the busy New Road Side (A65), Horsforth at the junction with Victoria Gardens.

Located 6 miles north-west of Leeds City Centre, The property benefits from a variety of local amenities such as The Three Swords pub, Horsforth Brewery, Subway, Tesco Express and Pizza Hut.

155 New Road Side provides strong access routes to Leeds City Centre and benefits from a strong local bus service and nearby railway stations at Kirkstall Forge and Horsforth.





DESCRIPTION

The property comprises a two storey, stone-built property. 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.

The first floor comprises a residential apartment and benefits from an open plan kitchen/living room and a double bedroom that benefits from an en-suite shower room. Externally, the property benefits from 1 car parking space.

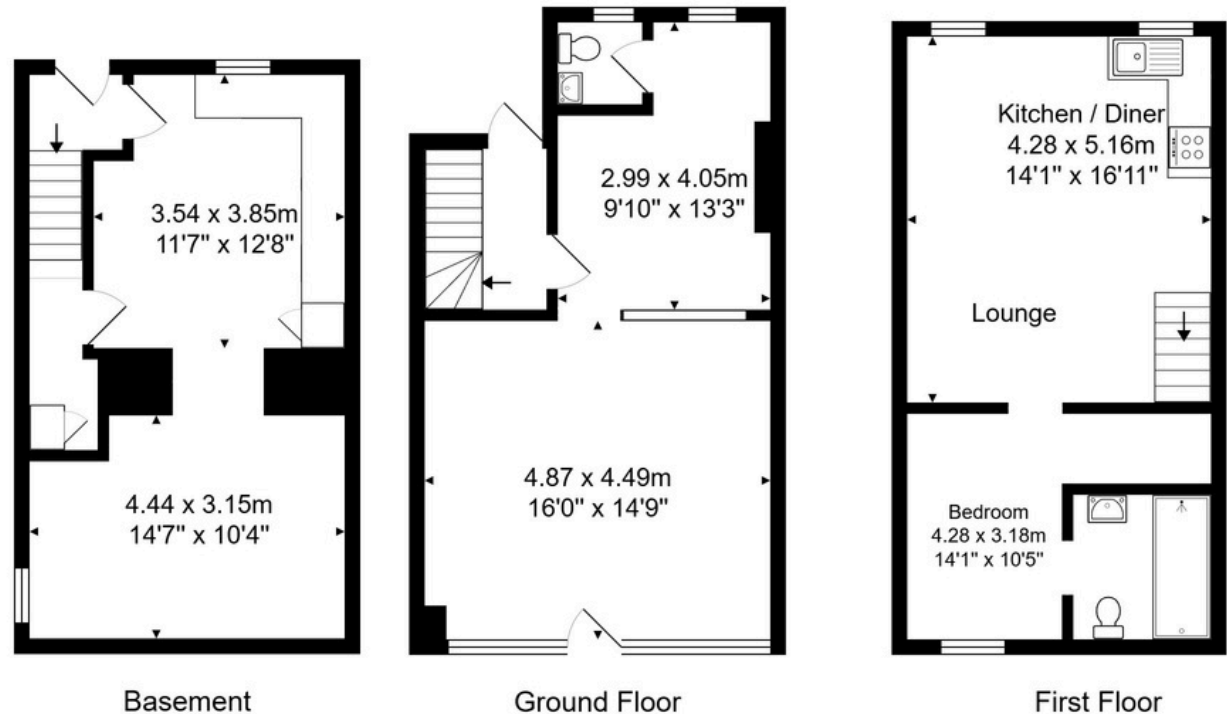




ACCOMMODATION

- Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the commercial unit has been measured on an approximate net internal basis and the first floor residential apartment has been measured on a gross internal basis. We believe the property to consist of approx:

	Sq Ft	Sq M
Basement	287	26.7
Ground Floor	354	32.9
First Floor	384	35.7
Total	1,025	95.3



All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurement.
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TENANCY SCHEDULE

- The commercial tenant at No.155 has commercial lease agreement within the L&T Act 1954.
- It is understood that the property is not elected for VAT.

Address	Use	Tenant	Tenancy details				Rent P/A	Rent PCM	Floor Area		EPC
Commercial			Lease commencement	Lease Expiry	Break Option	Rent review			Sq Ft	Sq M	
155 New Road Side	Hairdresser	The Curl Therapist Limited	23/07/2024	22/07/2030			£14,000	£1,166.67	641	59.6	D-88
Residential											
155a New Road Side	Residential AST	Private individual	01/08/2024	31/07/2026			£8,400	£700	441	41	E-52



EPC

The property currently benefits from the following EPC ratings:
No. 155 - D-88
No. 155a - E-52.

VAT

It is understood that the property is not elected for VAT.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is offered for sale on a freehold basis, subject to existing tenancies at a guide price of £350,000.

RATEABLE VALUE / Council Tax

We have made enquiries with the VOA website and can reveal that the following information is listed with a 2023 Rateable Value:
No.155- £10,250
No.155a- Council Tax Band B

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.

Adair Paxton and any joint agent on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Adair Paxton in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Adair Paxton nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Adair Paxton, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) No person employed by Adair Paxton has any authority to make or give any representation or warranty in relation to this property. (5) VAT: The VAT position relating to the property may change without notice. (6) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Adair Paxton may be required to establish the identity and source of funds of all parties to property transactions. The date of this publication is May 2025.

**FOR FURTHER INFORMATION OR TO
ARRANGE A VIEWING, PLEASE CONTACT:**



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