

**SELF CONTAINED GROUND & FIRST FLOOR
SHOP**

120.56 SQM (1,299 SQFT)



**118-120
NEW ROAD SIDE
HORSFORTH
LS18 4QB**

- LOCATED IN POPULAR SUBURBAN PARADE
- DOUBLE FRONTED SHOP WINDOW
- JUST OFF RING ROAD
- ON STREET PARKING



LOCATION

The subject property is well situated having frontage to New Road Side in the popular suburban area of Horsforth, which lies some 5 miles to the North West of Leeds City Centre. This convenient location enables immediate access to all local shopping and transport facilities as well as being located in an affluent residential area.

DESCRIPTION

The premises form the end of a terraced building constructed in stone under a pitched roof. The available space comprises a ground floor retail shop with kitchenette, WC and office and further sales, storage and WC space at first floor level. The shop has the benefit of a large double fronted display window with splayed return frontage, basement for rough storage and readily available on street parking. Other properties on the parade consist of estate agents, restaurants, cafes, opticians and hairdresser.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales	40.12	432
Ground Floor Kitchen/WC	5.51	59
Ground Floor Office	11.12	120
First Floor Sales	19.75	213
First Floor Stores/WC	24.22	261
Basement	19.84	214

SERVICES

We understand that mains water, drainage, and electric are connected. Please note that neither service connections nor any appliances have or will be tested prior to completion.

RATING

The property has the following entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may affect the rates payable quoted.

	Rateable Value (2017)	Estimated rates payable
SHOP & PREMISES	£15,750	£7,796

PLANNING

The property has planning consent for A1 retail use. Obtaining the relevant planning consent is the responsibility of the incoming tenant, further enquiries should be made of the local planning office.

RENTAL

£18,000 per annum exclusive.

TENURE

Available by way of an assignment of an existing Lease granted on 2nd October 2008 for a term of 15 years with rent reviews at 5 yearly intervals. The lease is held on full repairing and insuring terms subject to a schedule of condition until 1st September 2023.

VAT

Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the assignment.

EPC



ENQUIRIES

Nabarro McAllister
Email: info@nabarrormcallister.co.uk

Tel: 0113 266 7666

REF:
SUBJECT TO CONTRACT
March 2018

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.