

**DENTAL SURGERY INVESTMENT**

**213.3 SQM (2,296 SQFT)**



**108/110 TOWN STREET  
HORSFORTH  
LS18 4AH**

- INVESTMENT OPPORTUNITY
- CLOSE TO HORSFORTH TOWN CENTRE
- DENTAL SURGERY TENANT



#### LOCATION

The subject property stands on a parade of approximately 9 retail units at Town Street that is one of the main retail streets in Horsforth. It is situated a 4 minute walk from Horsforth train station and about 6 miles North West of Leeds City Centre.

#### DESCRIPTION

The property comprises an end terraced property of traditional construction with walls faced externally in stone under a pitched blue slate roof currently being used as a Dental Surgery with accommodation laid out on four floors. There are two shop windows, one being a double fronted shop window and one being a single display window with single entrance. The property fronts onto the footpath and there is a yard area to the rear providing car parking with access via a private driveway at the end of the terrace.

#### ACCOMMODATION

	SQ M	SQ FT
Basement/Store Cellars	28.6	308
Ground Floor: Waiting Rooms, Reception, Surgeries	84.2	907
First Floor: Waiting Room, Surgeries, X-Ray Room	59.4	640
Second Floor: Office, Staff Room, Changing Room	40.9	441

#### SERVICES

We understand that the property benefits from mains water, drainage and electric. Please note that neither service connections nor any appliances have or will have been tested prior to completion.

#### RATING

The property has the following entries in the 2010 Rating Assessments List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2010)	Estimated rates payable
Shop and Premises	£12,750	£6,120 p.a.

#### PLANNING

The property has planning consent for its current D1 use. Clearly the property could be returned to retail use without the need for planning permission.

#### LEASE

The property is held on a Lease dated 11<sup>th</sup> March 2016 for a period of 5 years commencing on the 1<sup>st</sup> September 2015 running until 30<sup>th</sup> August 2020. The rent is £21,000 per annum. The Lease is held on full repairing and insuring terms. The tenant has a right of first refusal on a sale of the property.

#### TERMS

The property is offered for sale on a freehold basis at the sum of £275,000.

#### 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 to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

#### EPC



#### ENQUIRIES

Nabarro McAllister  
 Email: [info@nabarrormcallister.co.uk](mailto:info@nabarrormcallister.co.uk)

Tel: 0113 266 7666

#### SUBJECT TO CONTRACT

April 2016

## 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.