

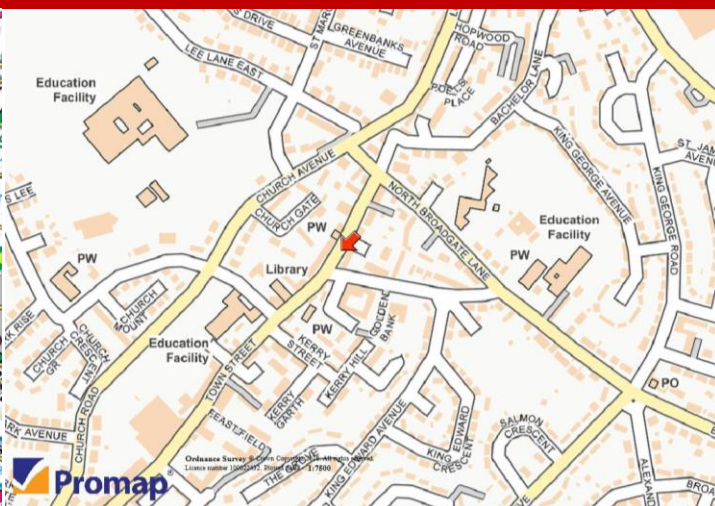
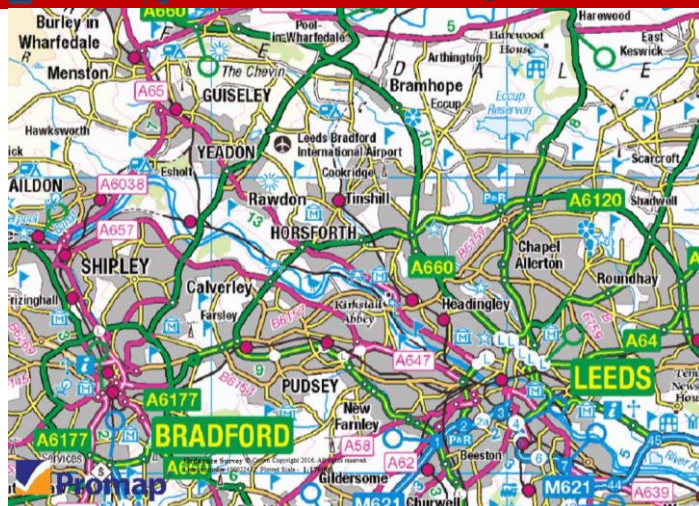
RETAIL UNIT TO LET

91.5 SQM (985 SQFT)



149 TOWN STREET
HORSFORTH
LS18 4AQ

- POPULAR SUBURBAN PARADE
- ON STREET PARKING
- SELF CONTAINED GROUND FLOOR SHOP



LOCATION

The subject property stands on Town Street being 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 a single storey shop unit of traditional construction with walls faced externally in stone under a pitched slate roof. The property fronts onto the footpath and benefits from readily available on street parking. There is a sales area, office, kitchen and WC.

ACCOMMODATION

	SQ M	SQ FT
Sales	63.08	679
Office	16.35	176
Kitchen/store	12.07	130
WC	-	-

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 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may affect the rates payable quoted. Small business rates relief may be available.

	Rateable Value (2017)	Estimated rates payable
Shop and Premises	£14,000	£6,720

PLANNING

The property has planning consent for its current (Sui Generis) use. There could be a change of use subject to planning permission.

RENTAL

£19,500 Per Annum Exclusive

TENURE

Available by way of an effective new full repairing and insuring Lease for a term of 5 years or multiples of 5 years.

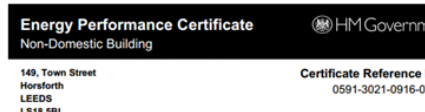
VAT

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

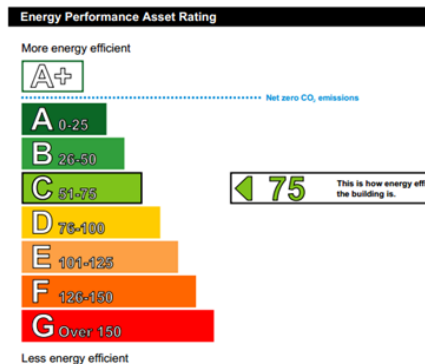
LEGAL COSTS

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



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to enter information on the Government's website www.communities.gov.uk/epbd.



ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

SUBJECT TO CONTRACT

November 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.