

SELF CONTAINED GROUND FLOOR SHOP

47 SQM (507 SQFT)



**76 NEW ROAD SIDE
HORSFORTH
LEEDS
LS18 4NG**

- MAIN ROAD LOCATION
- GOOD CAR PARKING AT REAR
- SELF CONTAINED GROUND FLOOR SHOP



LOCATION

The property occupies a main road position, just a short distance from the main commercial section of New Road Side at Horsforth. Nearby traders include KD Carpets, Subway, Tesco Express.

DESCRIPTION

The available space comprises a ground floor retail shop with rear store and WC. There is a car park to the rear. The building is of traditional construction with walls built in brick, with a part rendered covering under a tiled pitched roof. There is a small forecourt to the front and two car parking spaces to the rear.

ACCOMMODATION

	SQ M	SQ FT
Sales	37.5	404
Kitchen/Rear Area	9.5	103
WC	-	-

SERVICES

We understand the property benefits from mains water, drainage, and electric. 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	£7,600	£3,800

PLANNING

The property has latterly been used as a newsagents shop which falls into the A1 retail use class. Prospective tenants should make their own enquiries with regard to any required change of use.

RENTAL

£8,500 per annum exclusive.

TENURE

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

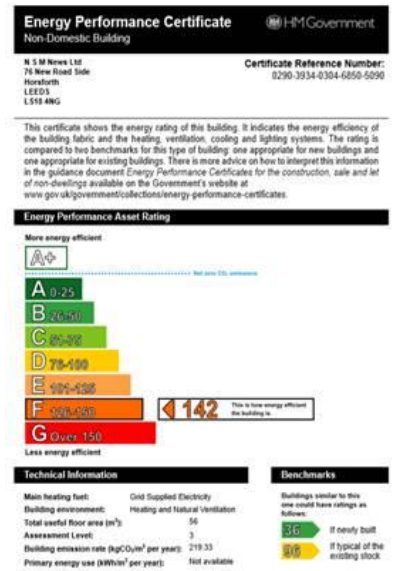
VAT

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

LEGAL COSTS

Each party 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
MAY 2020

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.