

**SHOP/RESTAURANT**

**296 SQM (3,194 SQFT)**



**4-6 TOWN STREET  
HORSFORTH  
LEEDS  
LS18 4RJ**

- PROMINENT RETAIL POSITION
- TWO STOREY RESTAURANT
- PREMISES FULLY FITTED OUT



### LOCATION

The property occupies a prominent position at the lower end of Town Street, Horsforth, one of the main retail areas of the suburb of Horsforth, situated about 6 miles from Leeds City Centre. Both Leeds and Bradford are readily accessible.

### DESCRIPTION

The property comprises part basement, part ground floor and part first floor of a part three storey and part four storey building, being of traditional construction with walls built in stone under a stone slated pitched roof. Nearby occupiers include Age UK, Costa Coffee, Greggs and Morrisons.

### ACCOMMODATION

	SQ M	SQ FT
Basement Storage	41	444
Ground Floor, Restaurant, Kitchen & Preparation	205	2,209
First Floor Restaurant & WC's	50	541

### SERVICES

We understand the property benefits from mains water, drainage and electric. Please note that neither the service connections or 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.

	Rateable Value (2017)	Estimated rates payable
RESTAURANT AND PREMISES	£29,500	£14,750

### PLANNING

The property has planning consent for restaurant use. Other changes of use may be permitted. Interested parties should make their own enquiries with the local authority

### RENTAL

£47,500 per annum.

### TENURE

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

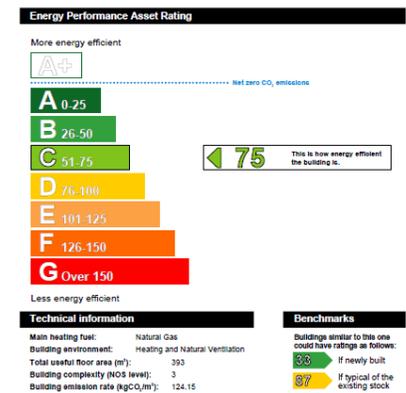
### VAT

Our client advises that VAT is applicable on this transaction. Your legal adviser should verify.

### LEGAL COSTS

The incoming tenant is to be responsible for the landlord's legal costs and the preparation of the lease.

### EPC



### ENQUIRIES

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

Tel: 0113 266 7666

REF: SGN  
SUBJECT TO CONTRACT  
OCTOBER 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.