

**FOR SALE**

**Nabarro  
McAllister**

**Ground Floor Retail Unit**

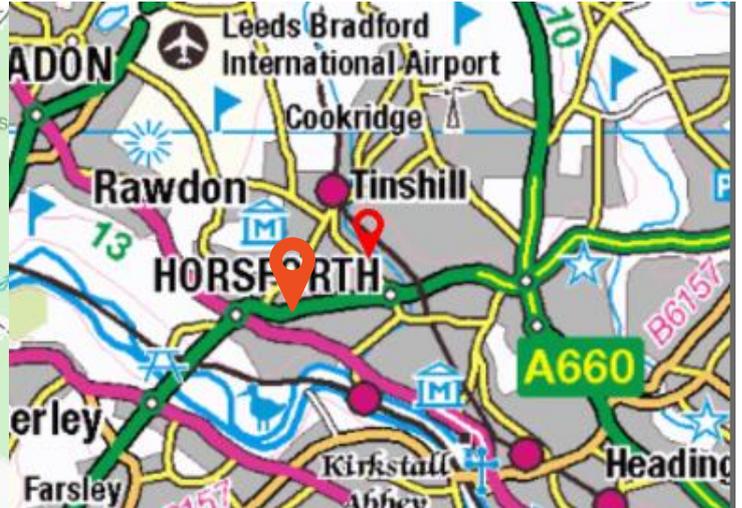
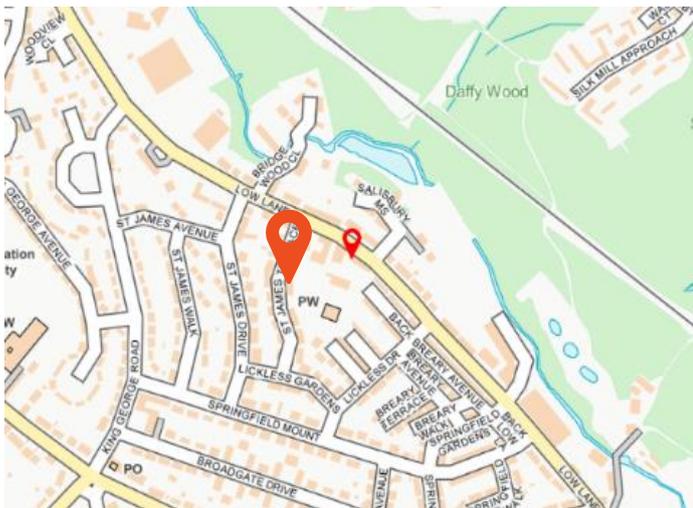
**158 LOW LANE, HORSFORTH, LS18 5QW**



- **Ground Floor Lock up Shop**
- **Mixed Locality**
- **Close to Horsforth Railway Station**
- **Fully Self Contained**

**PRICE: £90,000**

# 158 LOW LANE, HORSFORTH, LS18 5QW



## LOCATION

The property stands in a mixed locality amongst some retail and some residential property on Low Lane close to the centre of Horsforth and readily accessible for Horsforth Railway Station. Leeds City Centre is about seven miles away and there is easy access to the Leeds Outer Ring Road.

## DESCRIPTION

The property comprises the ground floor of a two-storey building previously used as a Bridal shop. The property comprises a long leasehold interest which is being sold. The building is of traditional construction with walls faced externally in stone with the roof being a stone slated pitched roof over the flat above which is not part of this sale. There is a UPVC display window to the front.

## ACCOMMODATION

	m2	ft2
<b>Ground Floor</b>		
Sales Shop	43	459
<b>Ancillary Accommodation Comprising</b>		
Office, changing room, Kitchen, Storeroom/changing room	24	262
<b>WC</b>		
<b>TOTAL</b>	<b>67</b>	<b>721</b>

## SERVICES

The property benefits from mains water, drainage and electricity. No test of the services has been made. Purchasers should rely on their investigations.

## RATEABLE VALUE

The property has below entry in the 2023 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2023)	Estimated rates payable
£7,600	£3,800

Potential owners/occupiers may qualify for small Business Rates Relief and the appropriate enquires should be made at Leeds City Council.

## PLANNING

The last use of the property was as a Bridal shop. Purchasers should make their own enquiries with the Local Authority.

## TERMS

The property is offered for sale for the balance of the long leasehold interest in the sum of £90,000.

## TENURE

The property is leasehold for a term of 987 years 11 months and 25 days from 6 December 2012 at an annual Ground Rent of £75 per annum. There is a responsibility to contribute 50% of the expenditures of the freehold on the external main walls, roof, foundations, gutters and rainwater pipes.

## VAT

Our client advises that VAT is not chargeable on this transaction. Your legal advisors should verify.

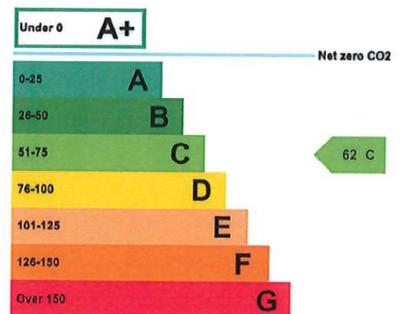
## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

### Energy rating and score

This property's energy rating is C.



## VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

REF: JULY 2024

**Nabarro McAllister**

## 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.

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