



**105B New Road Side
Horsforth, Leeds, LS18 4QD**



TO LET

**Ground Floor Retail Unit
Of 13.38 sq. m. (144 sq. ft.)
Plus Basement Storage**

Rental - £8,000 Per Annum Exclusive

105B New Road Side, Horsforth, Leeds, LS18 4QD

LOCATION

The property is situated fronting New Road Side, the continuation of Kirkstall Road, the main arterial route (A65) from Leeds to Horsforth, Rawdon, Guiseley and beyond. New Road Side is a well known and popular retail area approximately 6 miles west of Leeds City Centre and benefits from substantial volumes of passing vehicular traffic.

There are many local and national occupiers nearby including Hardisty & Co. Estate Agents, Crooked Crown Barbers, Coral Betting Shop etc.

Lay by parking is immediately available to the front of the property on New Road Side.

DESCRIPTION

The property comprises a ground floor retail unit with basement storage.

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Gross Frontage	3.96 m	(13'0")
Internal Width	3.56 m	(11'8")
Shop Depth	3.76 m	(12'4")

Ground Floor

Sales Area	13.38 sq. m.	(144 sq. ft.)
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Basement

Stores/Toilets	44.50 sq. m.	(479 sq. ft.)
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Total Net Internal Floor Area	57.88 sq. m.	(623 sq. ft.)
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RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description:	Shop & Premises
Rateable Value:	£5,900

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly (upward only) rent reviews.

RENTAL

£8,000 per annum exclusive – Plus VAT

VAT

We understand that the landlord has elected to charge VAT in relation to the rent.

LEGAL COSTS

The incoming tenant to be responsible for both parties legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

D - 124

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

(Dec 2018– 2702 / CJM)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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