

# TO LET

## PROMINENT RETAIL AND LEISURE UNIT

c.1,091 ft<sup>2</sup> (May Split)

97 New Road Side, Horsforth, Leeds, LS18 4QD



### OVERVIEW:

- Prime high street location in the heart of Horsforth, offering excellent visibility and strong footfall
- Self-contained unit, opportunity to split
- Offers excellent flexibility for retail use or a wide range of alternative uses, such as an office, clinic, or creative studio
- Opportunity to activate the front forecourt for outside seating
- Accommodation extends to approx. 1,090 sq ft and is arranged over 4 floors—Basement (useable) Ground, First and Second floors
- Vibrant high street with a range of local independent and national operators offering a strong mix of uses
- Direct rear access from the ground floor to the car park, offering convenient delivery options or staff access
- Planning is within the use class E
- The landlord will not allow a hot food takeaway use





Zero Muda



Hoc Loco



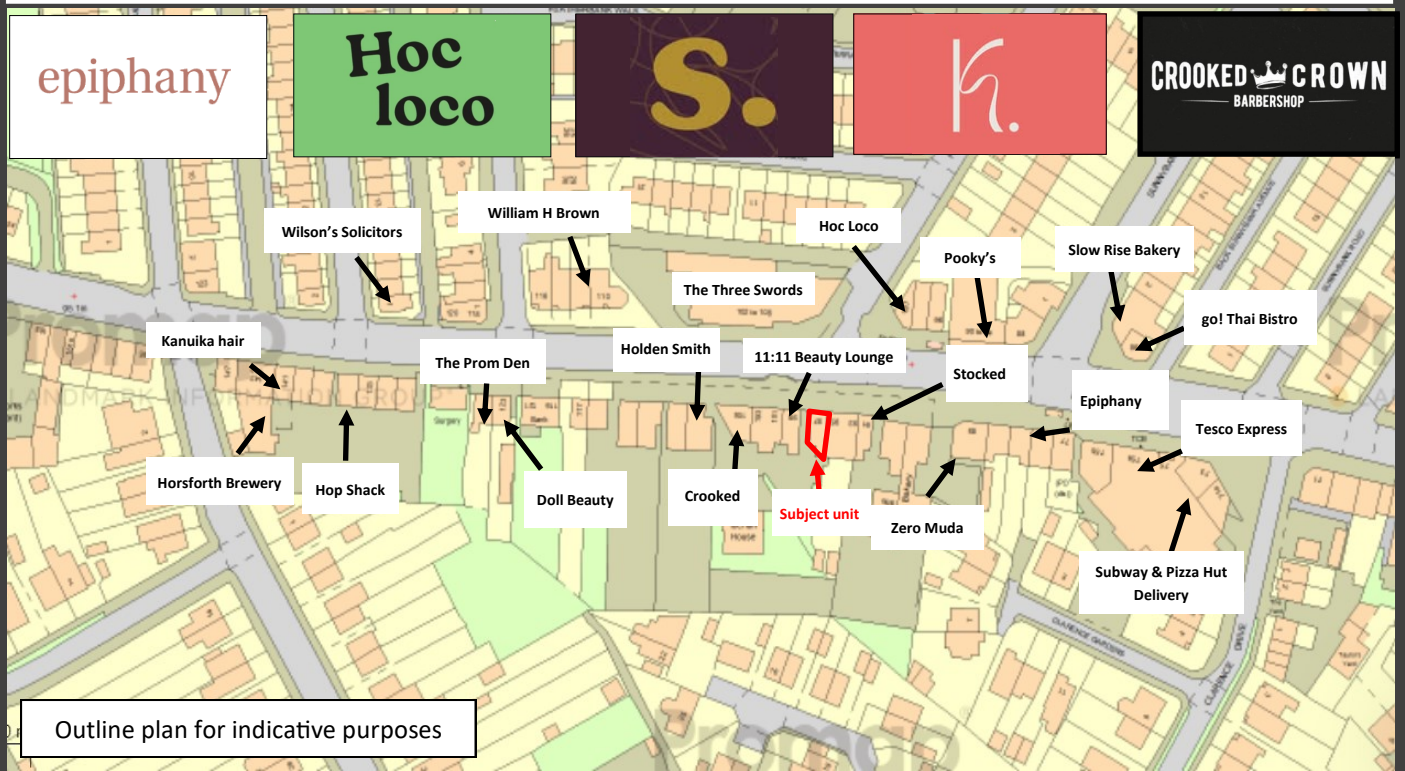
Slow Rise Bakery

## Location

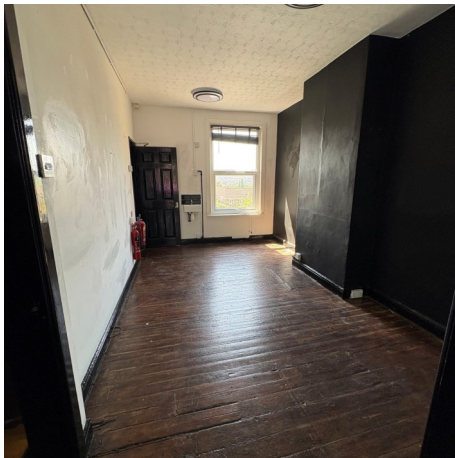
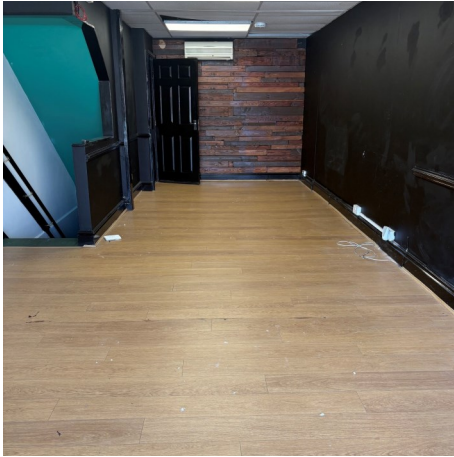
The property is located on a prominent and very busy road in the popular suburb of Horsforth, fronting New Road Side, which connects with the A6120 ring road.

Horsforth is a suburb and civil parish within the City of Leeds Metropolitan Borough in West Yorkshire, located 6 miles north-west of Leeds city centre. The town is popular with young professionals who enjoy suburban living and are attracted to this vibrant area with good amenities, bar culture and excellent transport connections. The area is full of period charm and character, and Horsforth retains a real sense of community.

New Road Side is a busy suburban high street with a strong range of national and independent cafés/shops/restaurants/bars. In addition the area benefits from a wealth of residential housing. A selection of occupiers found along New Road Side include The Three Swords, Horsforth Brewery, Crooked-Crown and Pooky's alongside a wider range of uses creating a vibrant hub for businesses including hairdressers, health & beauty, fashion, estate agents and some more vibrant additions including Zero Muda, Slow Rise Bakery, Hoc Loco, 11:11 Beauty Lounge, Stocked and Epiphany, Kaniuka Hair and Knottinger.



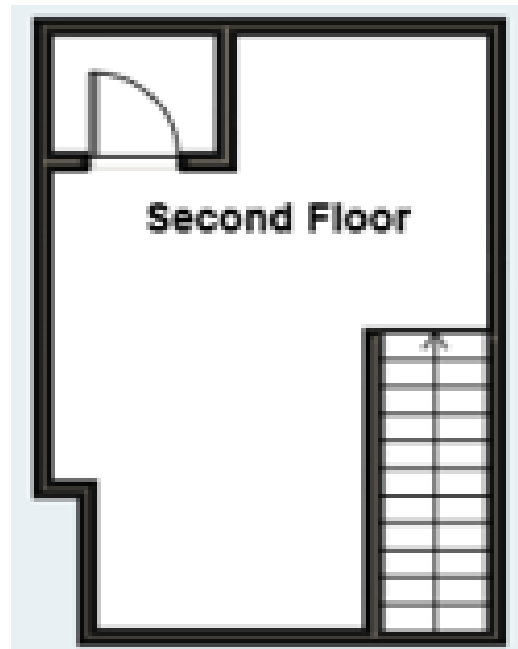
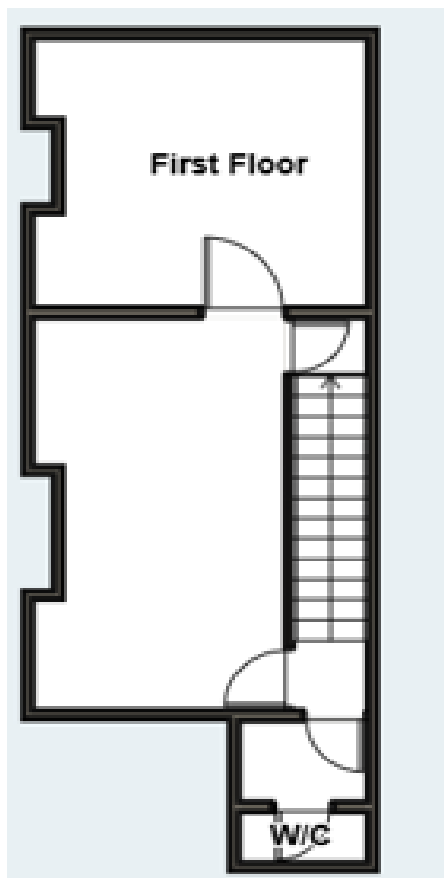
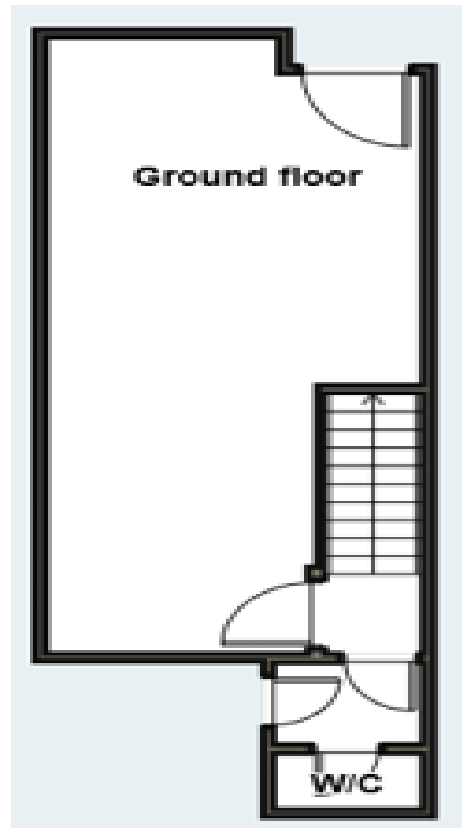
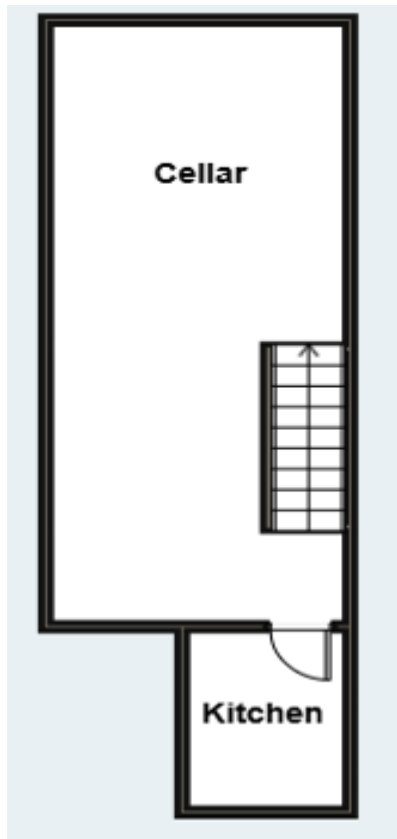
## Gallery



### Accommodation

| 97 New Road Side | Area m <sup>2</sup> | Area ft <sup>2</sup> |
|------------------|---------------------|----------------------|
| Basement         | 27.54               | 296.44               |
| Ground Floor     | 28.10               | 302.47               |
| First floor      | 26.65               | 286.86               |
| Second Floor     | 19.04               | 204.95               |
| <b>TOTAL</b>     | <b>101.33</b>       | <b>1,090.72</b>      |

# Floor Plans



## **Description:**

97 New Road Side is a distinctive four-storey end terrace commercial unit. The property is stone-built with a slate roof that blends traditional charm with modern commercial flexibility. Prominently positioned in a highly visible and easily accessible location, it presents a rare opportunity for businesses seeking adaptable, multi-level space.

The available accommodation extends across the basement, ground, first floor, and second floor, offering a versatile layout suited to a wide range of retail or commercial uses. Whether you're launching a customer-facing venture or require an efficient workspace, this property provides a well-considered setting for your business to thrive.

Internally the ground floor is open plan, with access to the basement sales space (including modern kitchenette). The first and second floor make it ideal for a wide range of commercial uses—from creative studios and consulting rooms to office space. Its flexible layout allows for easy division or collaborative use.

The property has a single parking space to the rear with access to the ground floor, providing a convenient point for deliveries. The property will be redecorated by the landlord prior to occupation, offering a fresh, modern and ready to use space for incoming tenants.

The property could split with ground floor and basement demise accessed from the front door and a separate demise comprising first and second floors accessed from the rear door.

## **Terms:**

The space is available To Let by way of a new Effective Repairing and Insuring lease.

## **Rent:**

£20,000 per annum for the whole property

Split rent on application

## **Insurance:**

The insurance for the building is £511.18 (Based on a retail user)

## **Service Charge:**

£79 pcm fixed structural service charge with annual 4% uplift

## **Rates:**

The Current Rateable Value is £11,750.00. Interested parties are advised to make their own enquiries of the Local Rating Authority for confirmation of the rates payable.

## **EPC:**

Rating E

## **All Enquiries:**

For further information or to arrange a viewing please contact:

### **Louise Larking:**

[Louise.Larking@fjltd.co.uk](mailto:Louise.Larking@fjltd.co.uk)

07814 478560

### **Nina Niespodziany:**

[Nina.Niespodziany@fjltd.co.uk](mailto:Nina.Niespodziany@fjltd.co.uk)

07762 410376



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