

TO LET

PROMINENT SELF-CONTAINED RETAIL/LEISURE UNIT c. 984 ft² – Suitable for a Variety of Uses

Ground Floor, FF & Lower Ground – 129 New Road Side, Horsforth, LS18 4QD

Available
from
May 2026



OVERVIEW:

- Prime high street location in the heart of Horsforth, offering excellent visibility and strong footfall
- Self-contained unit over 3 floors
- The unit offers a total floor area of approximately 984 ft² (91.42 m²), comprising:
 - Ground Floor: 373.3 ft² (34.68 m²)*
 - First Floor: 305.59 ft² (28.39 m²)*
 - Lower Ground: 304.94 ft² (28.33 m²)*
- The lower ground floor provides useful and usable additional space for storage or support functions, and has direct access to rear car park.
- Unit currently fitted as a hairdresser's with cutting & styling stations + 3x back wash sinks.
- Offers excellent flexibility for retail use or a wide range of alternative uses, such as an office, clinic, or creative studio.
- Vibrant high street with a range of local independent and national operators offering a strong mix of uses
- Direct rear access from the lower 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 The Prom Den.

The property will provide a single demise with an entrance onto New Road Side.



Gallery



Images show
existing fit-out



Accommodation

129 New Road Side	Area m ²	Area ft ²
Ground floor	34.68	373.3
First floor	28.39	305.59
Lower Ground Floor	28.33	304.94
TOTAL	91.42	983.83

Description:

129 New Road Side is a distinctive three-storey, stone-built property 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 ground, first floor, and lower ground, 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.

The unit is currently laid out to suit a hair salon but can be easily adapted, making it ideal for a wide range of commercial uses—from creative studios to consulting rooms or office space.

The property also includes a practical lower ground floor area, suitable for storage or ancillary use. A rear access door from the lower ground floor leads directly into the private car park, providing a convenient point for deliveries or staff access.

The unit will be available from May 2026 and viewings can be arranged by appointment with sole letting agents, Fox Lloyd Jones.

Terms:

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

Rent:

£16,500 per annum

NB The property is **Not registered** for VAT

Insurance:

The insurance for the building is £350.10 per annum.

Service Charge:

£70 pcm fixed service charge for external building repairs and the car park.

Rates:

The Current Rateable Value is £12,750, rising to £13,250 from April 2026 . Interested parties are advised to make their own enquiries of the Local Rating Authority for confirmation of the rates payable.

EPC:

Rating C (61)

All Enquiries:

For further information or to arrange a viewing please contact:

Louise Larking:

Louise.Larking@fljltd.co.uk

07814 478560



Misrepresentations Act: Details prepared January 2026

Fox Lloyd Jones and Hinchcliffe Property Associates on behalf of the proposing vendor or lessor and on their own behalf give notice that

(1) The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.

(2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(3) All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded