

# TO LET: PROMINENT SELF-CONTAINED RETAIL UNIT c.960 ft<sup>2</sup> – Suitable for a Variety of Uses

Ground Floor, FF & Cellar 133 New Road Side, Horsforth, LS18 4QD



## OVERVIEW:

- Prime high street location in the heart of Horsforth, offering excellent visibility and strong footfall
- Self-contained unit with level access from New Road Side
- The unit offers a total floor area of approximately 960 ft<sup>2</sup> (89.18 m<sup>2</sup>), comprising:
  - *Ground Floor: 406 ft<sup>2</sup> (37.75 m<sup>2</sup>)*
  - *First Floor: 359 ft<sup>2</sup> (33.36 m<sup>2</sup>)*
  - *Cellar: 195.18 ft<sup>2</sup> (18.17 m<sup>2</sup>), providing additional usable space for storage or support functions*
- Unit features an open-plan layout across both the ground and first floors, offering excellent flexibility for retail use or a wide range of alternative uses, such as an office, clinic, or creative studio
- Good floor to ceiling height and excellent natural light flooding into the building
- Vibrant high street with a range of local independent and national operators offering a strong mix of uses
- Direct rear access from the cellar to the car park, offering convenient delivery options or staff access
- **Recently under gone refurbishment by the landlord, with the unit providing a high-quality white box specification ready for tenant fit-out including the installation of a new shop front**
- 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.

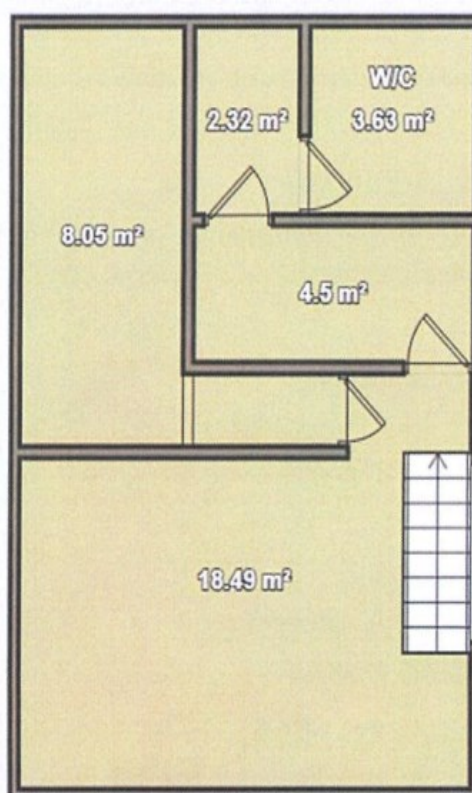
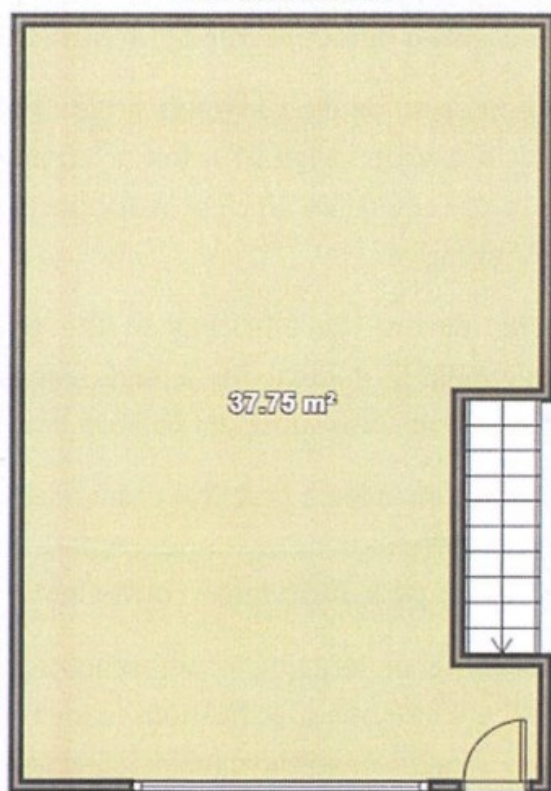
Horsforth is a suburb and civil parish within the City of Leeds Metropolitan Borough in West Yorkshire, located 6 miles north-west of Leeds city centre. The town is popular with young professionals who enjoy suburban living and are attracted to this vibrant area with good amenities, bar culture and excellent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

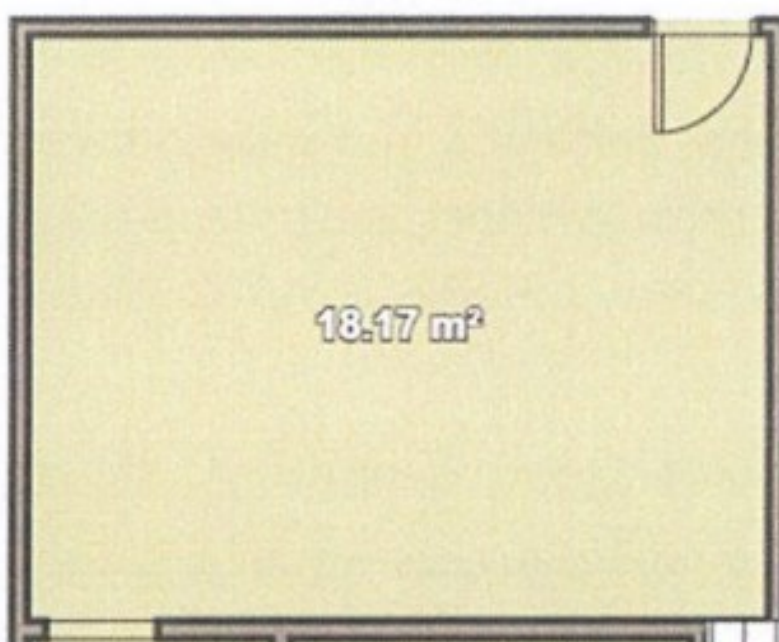


Ground floor



First Floor

Cellar



133 New Road Side	Area m <sup>2</sup>	Area ft <sup>2</sup>
Ground floor	37.75	406.33
First floor	33.36	359.08
Cellar	18.17	195.58
<b>TOTAL</b>	<b>89.18</b>	<b>960</b>

### Description:

133 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 cellar, 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 first floor mirrors the efficiency of the ground level with a similarly open-plan, rectangular configuration, making it ideal for a wide range of commercial uses—from creative studios and consulting rooms or office space. Its flexible layout allows for easy division or collaborative use.

The property also includes a practical cellar area, suitable for non-perishable goods. A rear access door from the cellar leads directly into the private car park, providing a convenient point for deliveries or staff access.

The property has been fully refurbished by the landlord in a premium white box finish, ready for tenant fit out. In addition, a modern shopfront has been installed to elevate the unit's visibility and enhance its street appeal.

### 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 £333.56 per annum.

### Service Charge:

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

### Rates:

The Current Rateable Value is £11,250.00. Interested parties are advised to make their own enquiries of the Local Rating Authority for confirmation of the rates payable.

### EPC:

This property's EPC is to be assessed

### All Enquiries:

For further information or to arrange a viewing please contact:

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