TO LET – Prominent Ground Floor Unit Suitable for a Retail & Leisure Use
145 NEW ROAD SIDE, HORSFORTH, LEEDS, LS18 4QD

From 769 ft² – 1,790 ft² available

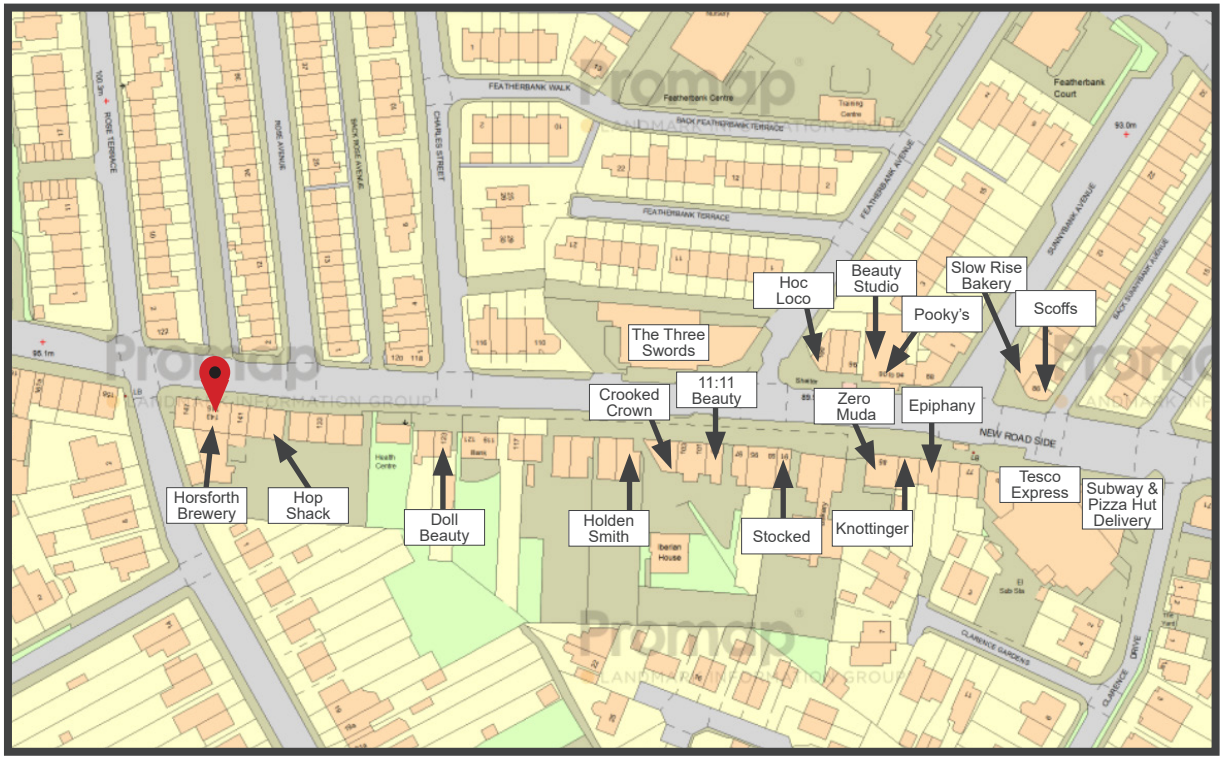
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- Very prominent position fronting busy main road
- GF suitable for café bar, retail, clinic or creative studio (may split)
- Building is being redeveloped to create 2 no. apartments at First Floor and a self-contained GF unit as shell handover with capped off services
- Surrounded by a number of independent and national operators offering a vibrant and strong mix of Retail/ Leisure uses
- Planning within Open Class E: Bar, Restaurant
- Shared car parking area to rear for customers and staff. Allocated spaces subject to agreement









LOCATION

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 dynamic hub for businesses including hairdressers, health & beauty, fashion, estate agents and some more vibrant additions including Zero Muda, Slow Rise Bakery, Knottinger, Stocked, Epiphany, Kaniuka Hair and Doll Aesthetics.

The unit is accessed from New Road Side, with stairs to the rear leading to the car park.



Description

The property comprises a two storey double fronted attractive stone building with a rear extension. It is split level and extends over 3 floors.

The building fronts New Road Side and benefits from attractive and popular full height bi-fold doors to the front elevation.

The ground floor demise, extending to c. 1,808 ft^2 is now being offered as a shell for flexible occupation by an incoming tenant.

The property is situated in a busy high street location and dominated by independent businesses, bars and restaurants. The opportunity now exists for an operator to add to this established mix and be part of this popular shopping, dining and drinking scene. The unit is above Horsforth Brewery with its tap room and external terrace, and craft ale specialist The Hop Shack is a few doors away. In close proximity are a nice mix of eateries including the Three Swords, The Fleece public House, Agora Greek Restaurant, Mediterranean restaurant Escape and Spanish tapas restaurant La Fonda.

The open plan arrangement allows for an operator to easily add their own stamp and brand to the premises.

The premises lends itself to uses such as clinic, café bar, retail, showroom and also a health & wellbeing studio.

PROPERTY DETAILS

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Accommodation

Planning permission was granted in January 2026 (Ref: 25/06776/FU) to convert the first floor into 2 residential apartments with works due to start shortly. Completion for handover of the premises is envisaged to be mid to late 2026.

The ground floor benefits from an open Class E use to include Retail, Bar, or Restaurant.

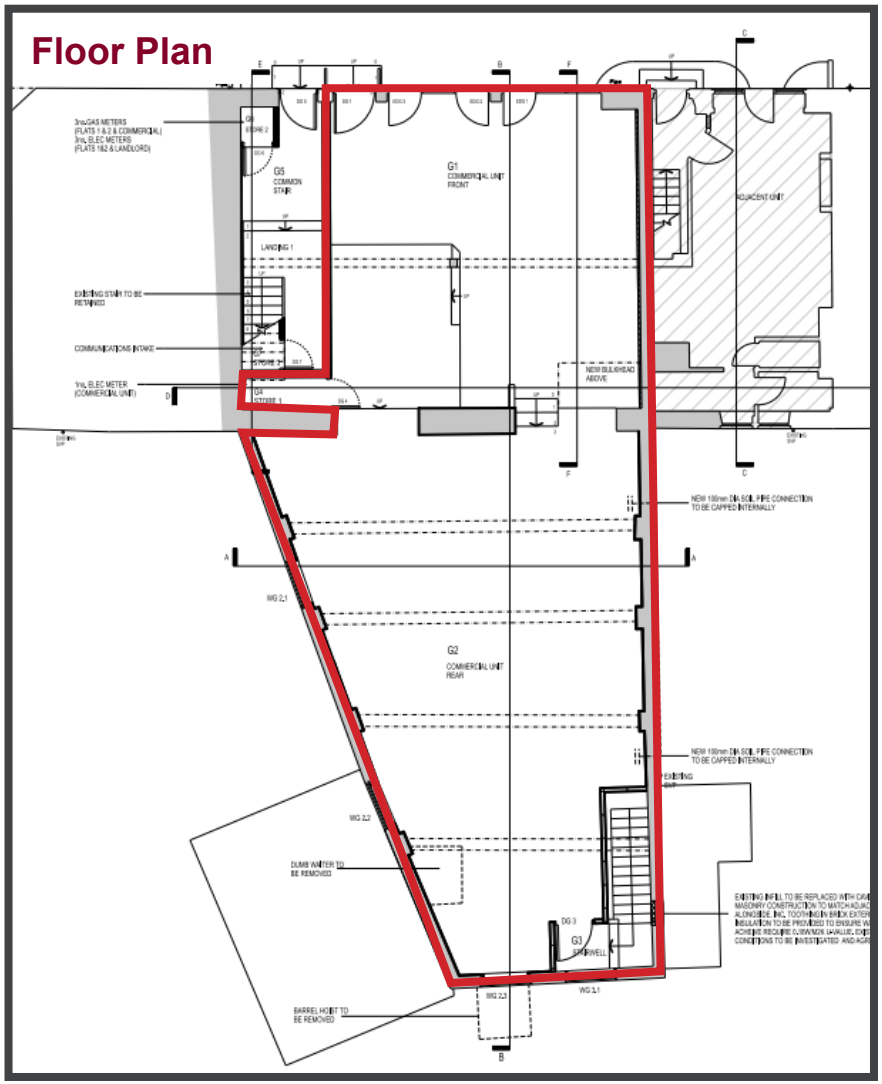
The Ground Floor unit will provide a self-contained single floorplate unit to be offered as a stripped out shell and with capped off services for electricity and water.

The incoming tenant can fit out as they wish, subject to Landlord's reasonable consent.

The available accommodation has been measured to have the following approximate Gross internal floor areas:

Floor Area	M²(GIA)	Ft²(GIA)
Ground (Whole)	166.29	1,790
Total	**166.29**	**1,790**

Floor Plan



Ground Floor

ACCOMMODATION

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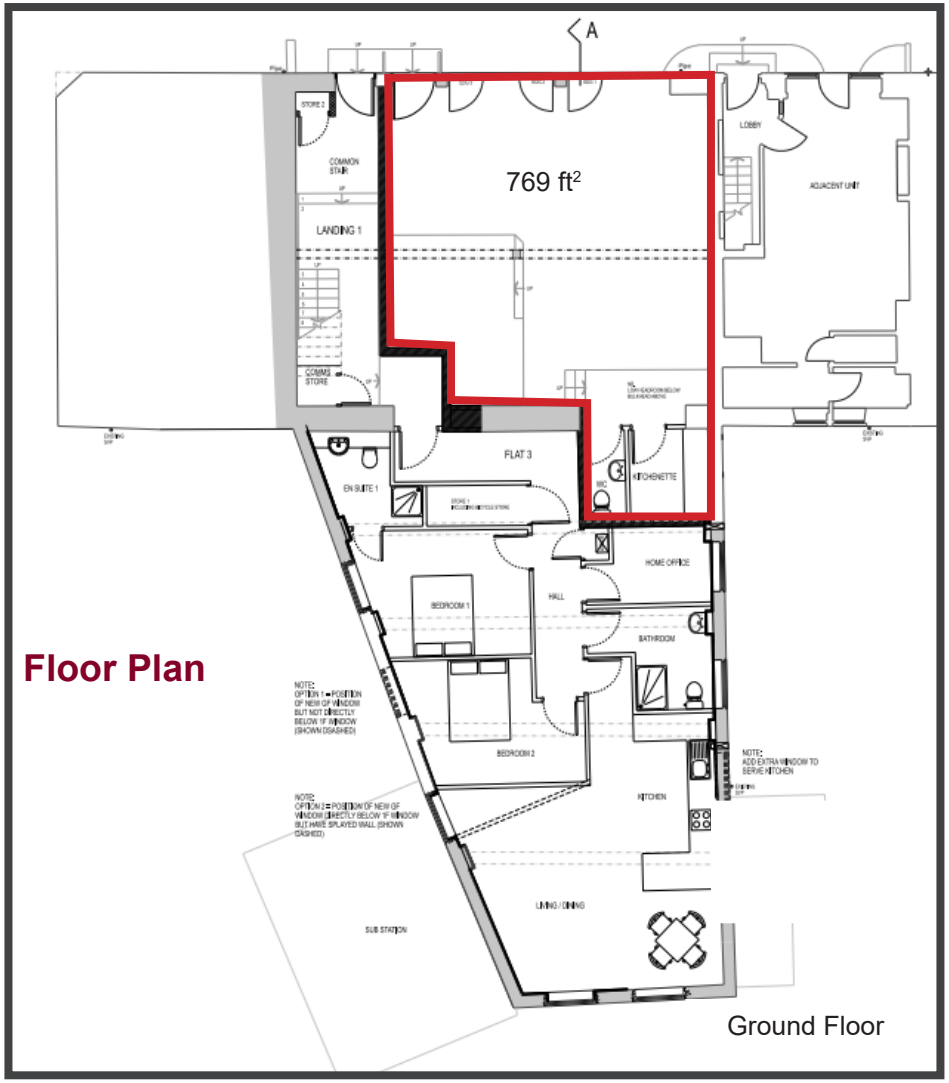
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Accommodation

The developer is considering an option to split the ground floor to create another residential apartment to the rear, and leaving an area of 769 sq ft at the front of the unit suitable for a small bar, coffee shop, retail unit, clinic, etc.

Floor Area	M²(GIA)	Ft²(GIA)
Ground (Front)	71.44	769
Total	**71.44**	**769**





Floor Plan

Ground Floor

ACCOMMODATION

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Viewing & further information

Please contact the letting agents:

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Terms

Available To Let by way of a new Effective Repairing and Insuring lease.

Rent: £27,500 per annum (no VAT) or £20,000 for the smaller unit

Service Charge:
To be confirmed

Insurance:
To be confirmed

Rates:
Interested parties are advised to make their own enquiries of the local Authority as to the rates payable once the reconfiguration is completed.

EPC:
A copy of the EPC is available upon request.

Legal Costs:
Each party will be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

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.

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