

TO LET

PROMINENT RETAIL AND LEISURE UNIT

c.1,091 ft² (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



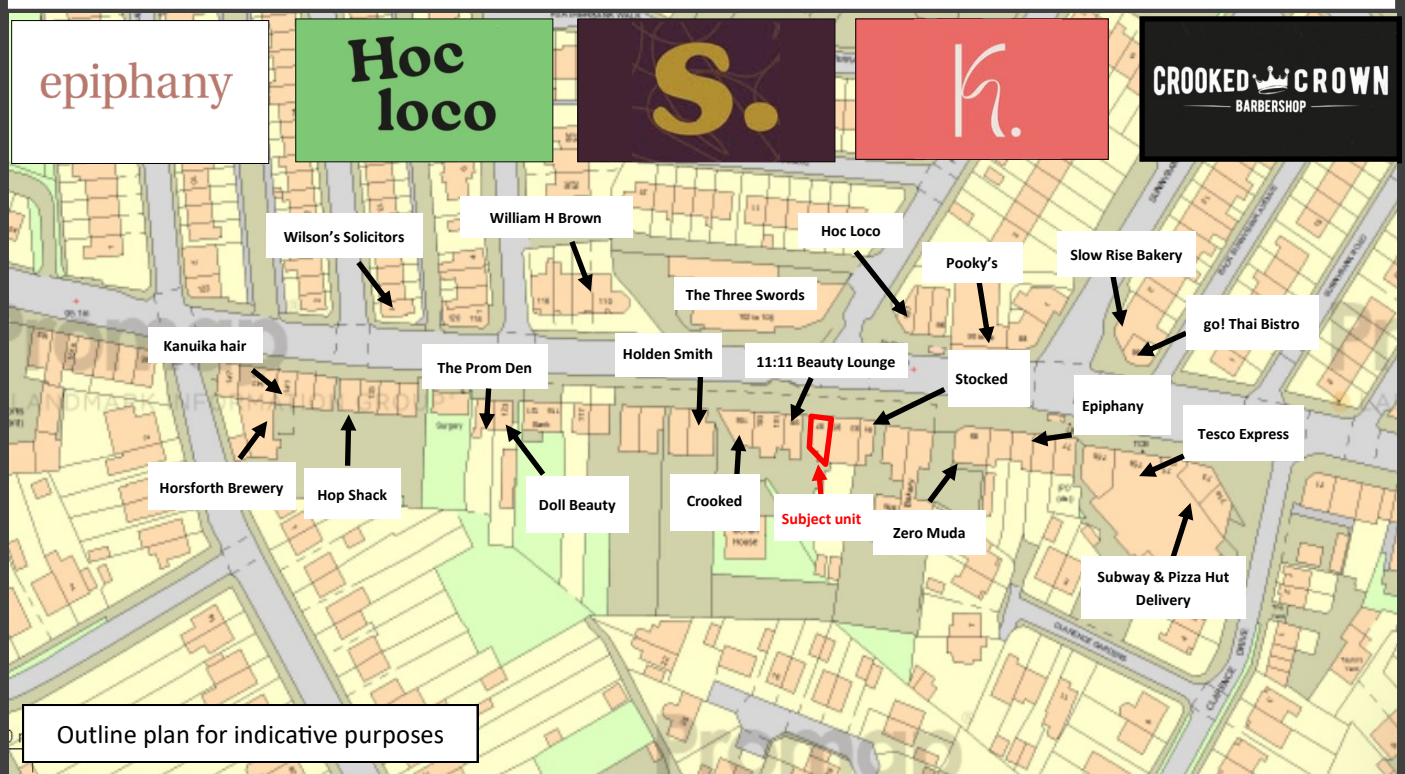
Slow Rise Bakery

Location

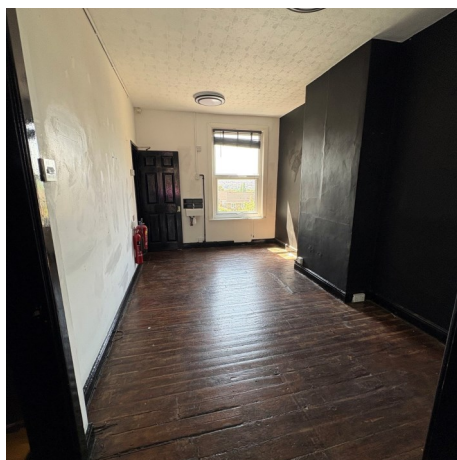
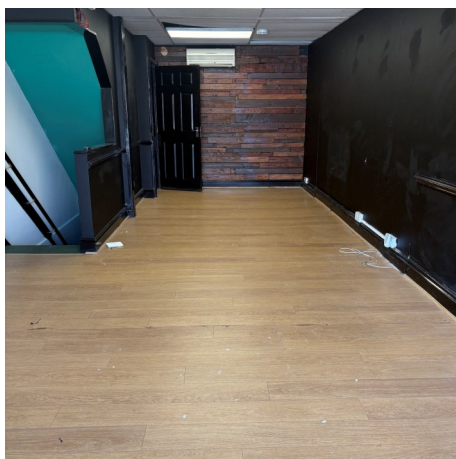
The property is located on a prominent and very busy road in the popular suburb of Horsforth, fronting New Road Side, which connects with the A6120 ring road.

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.



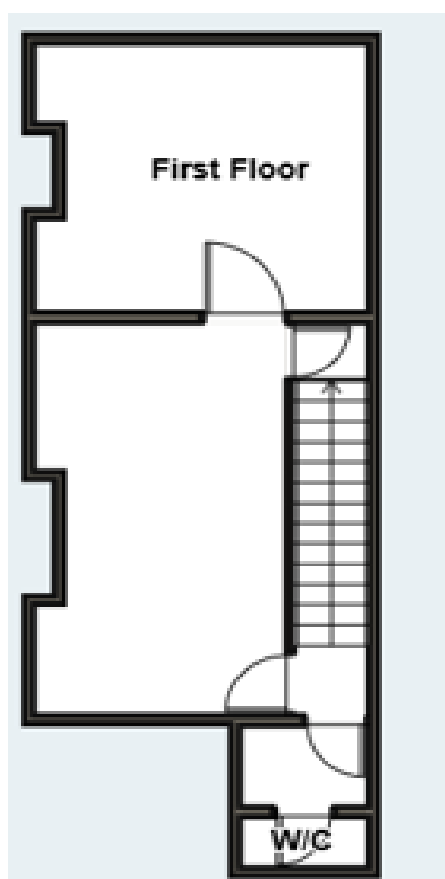
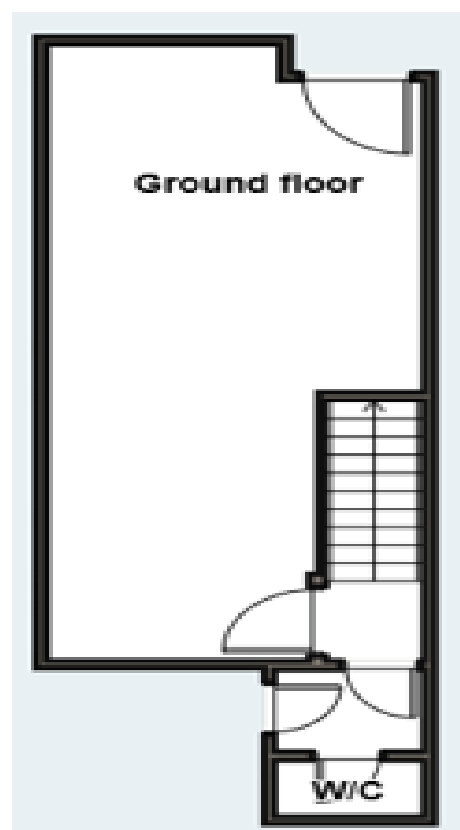
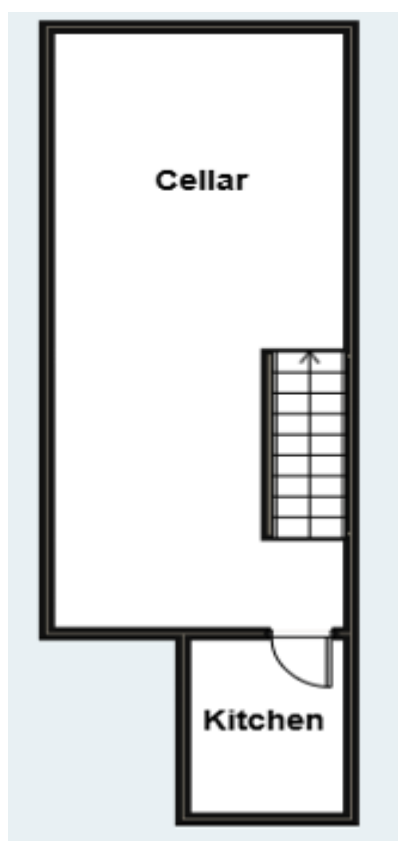
Gallery



Accommodation

97 New Road Side	Area m ²	Area ft ²
Basement	27.54	296.44
Ground Floor	28.10	302.47
First floor	26.65	286.86
Second Floor	19.04	204.95
TOTAL	101.33	1,090.72

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 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@fljlttd.co.uk

07814 478560

Nina Niespodziany:

Nina.Niespodziany@fljlttd.co.uk

07762 410376



Misrepresentations Act: Details prepared June 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