

# OPPORTUNITY TO LET

## Lower Ground Floor self-contained Flexible Studio / Office Suite

AVAILABLE  
JUNE 26

83A New Road Side, Horsforth, LS18 4QD



### OVERVIEW:

- Approx 338 sq ft
- Lower ground floor with access to private external rear yard
- Good natural light into the suite with large window looking out to the rear yard
- Secure communal entrance with door entry system and key access into the suites
- Suitable for a variety of uses to include Office, Clinic, E-commerce, Creative Studio
- Flexible lease terms available
- 24/7 accessibility
- Separately metered for electricity
- Surrounded by a number of local independent and national operators offering a vibrant and strong mix of uses including Epiphany, Zero Muda, Holden Smith Solicitors, Pooky's, Scoffs, Slow Rise Bakery, Knottinger, Hoc Loco and Stocked plus Tesco Express, and Subway, which collectively provide a varied amenity for any tenant

Zero Muda—Re-fill store with zero waste



Slow Rise Bakery



Hoc Loco



**Location:**

The property is located on a parade of shops on new Road Side a prominent and busy location in the popular suburb of Horsforth, which further connects with the A6120 ring road.

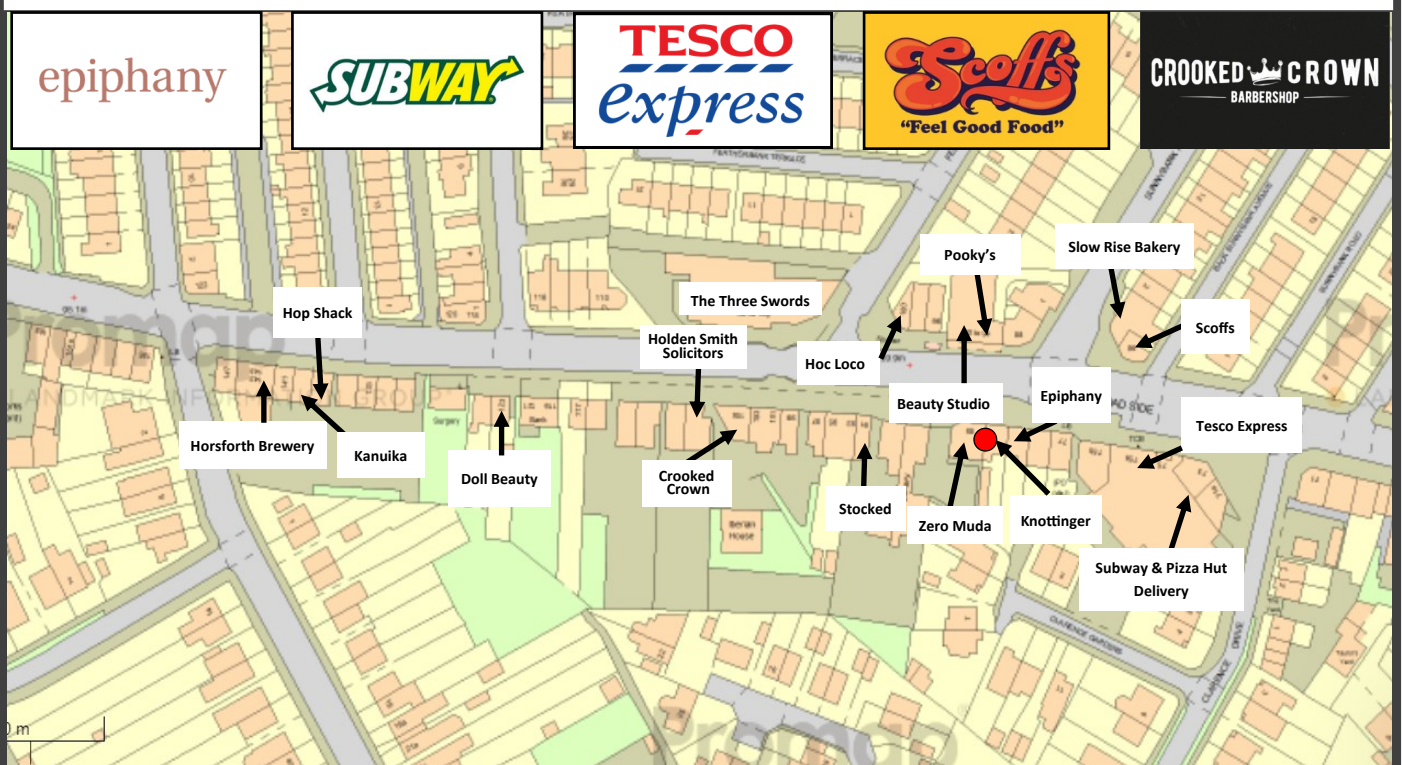
Horsforth is a suburb and civil parish within the City of Leeds Metropolitan Borough in West Yorkshire, located 6 miles north-west of Leeds city centre. The town is popular with young professionals who enjoy suburban living and are attracted to this vibrant area with good amenities, bar culture and excellent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

**Description:**

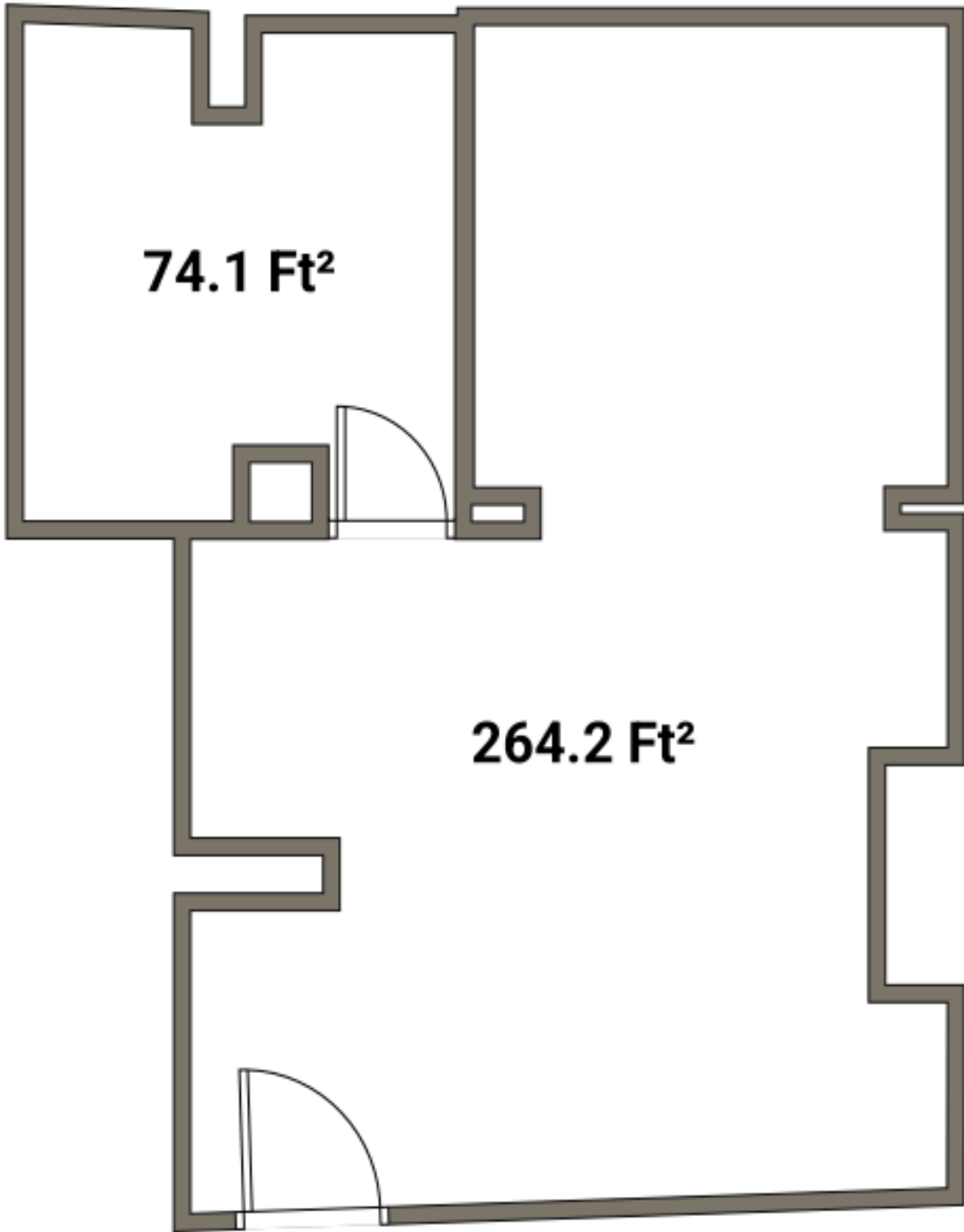
The subject property comprises a lower ground floor suite that is accessed from a communal front door that is located between Knottinger and Zero Muda. This leads into a small lobby with stairs that lead down to the suite. There is a WC at the lower ground floor level and access to a private yard area. The suite is suitable for either continued office use or as a creative studio for alternative use. The building is secure with door entry system to the main door and key access into the suites, allowing tenants to have 24/7 access.

The suite is carpeted with strip lighting and is painted white throughout. It presents as a blank canvas to the incoming tenant. The suite has a separate storage room to the rear. The unit offers flexible and competitively priced accommodation in a prominent location.



# Lower Ground Floor Demise Plan

**83a New Road Side  
338.3 Ft<sup>2</sup>**





### Terms:

The suite is available To Let by way of a new Effective Repairing and Insuring Lease on flexible terms.

### Rent:

£4,500 per annum (£375 pcm)

### VAT:

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

### Service Charge:

There is a fixed Service Charge at £59 pcm (£708 per annum)

### Insurance:

Annual buildings insurance proportion payable is £144.25 for the year

### Rates:

Interested parties are advised to make their own enquiries of the local charging authority.

### EPC:

The available units currently have an Energy Performance Certificate of E—110

### All Enquiries:

For further information or to arrange a viewing please contact:

**Louise Larking:**

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

07814 478560



Misrepresentations Act: Details prepared March 2026

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