

# FREEHOLD COMMERCIAL / MIXED USE PREMISES FOR SALE

## 3-STOREY TERRACE OFFERED WITH VACANT POSSESSION

Approx 1,290 ft<sup>2</sup>

**FOX  
LLOYD  
JONES**

**0113 243 1133**

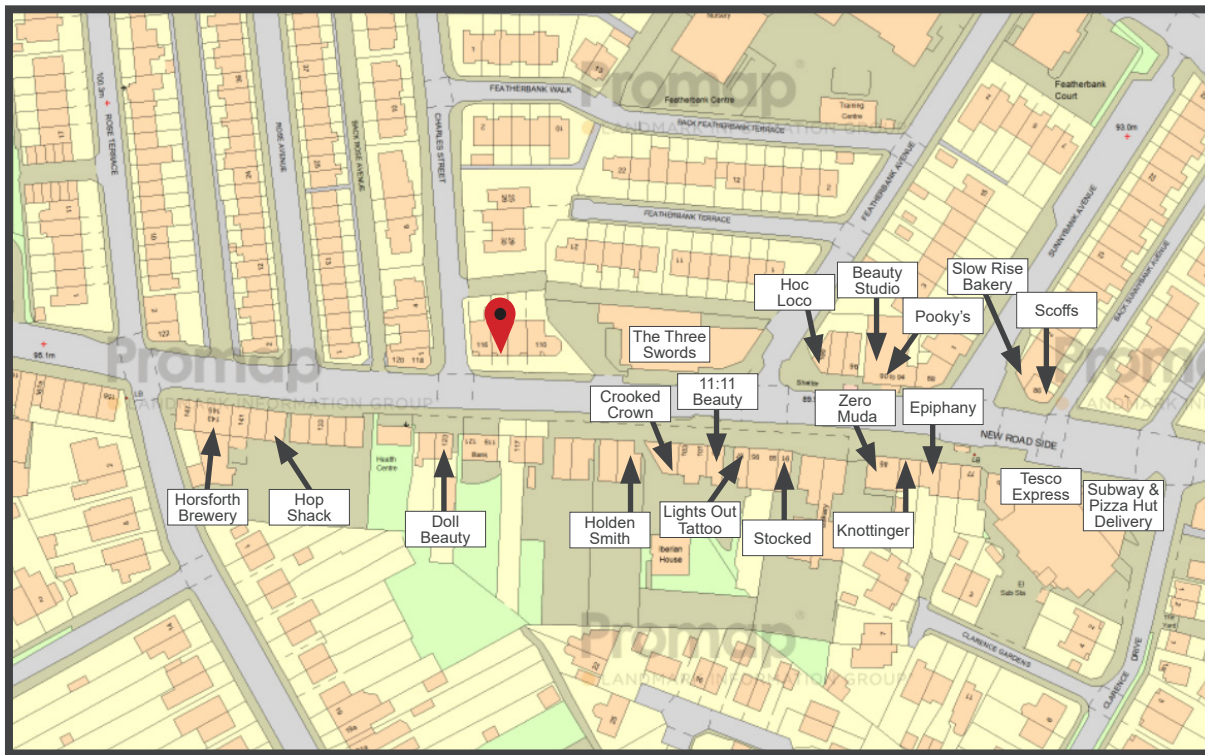
[www.fljtd.co.uk](http://www.fljtd.co.uk)

**114 New Road Side, Horsforth, Leeds, LS18 4QB**



- ◇ Freehold
- ◇ Prominent position on busy suburban street
- ◇ Offered with Vacant Possession suitable for owner occupation
- ◇ Busy location with heavily trafficked road
- ◇ Conversion of upper floors STP
- ◇ Recently redecorated
- ◇ Scope for outside seating

# 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 separate access from the rear in addition, where there is a parking area in the yard.



Zero Muda



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# PROPERTY DETAILS



## Description

- Characterful 3-storey stone terrace plus basement
- Useful area to the front of the property that could be activated for outside seating if the property were let for F&B use
- Yard to the rear providing off-street parking for at least 1 vehicle
- Property presents well and has recently been redecorated and carpeted internally
- Redecorated externally
- Freehold offered with VP and therefore suitable for owner occupation.
- Prominent position on this busy and vibrant high street
- Characterful sash windows and coving to ceiling adding character internally (NB GF front retail showroom / office has a more modern suspended ceiling and lighting in place but it is assumed the original character exists above)
- EPC rating - D
- Total floor area – approx 1290 sq ft (ground, first, second & basement)
- Title Number – TBC

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# THE OPPORTUNITY

Opportunity for investor or owner occupier to purchase given VP status.

An inset porch entrance has 2 steps from street level which lead to the ground floor. Previously used as an office to the front with an office and WC to the rear.

The first floor provides an office to the front aspect plus an additional WC and a kitchen for staff use.

The second floor is in the eaves albeit the head height is not over compromised and still fully useable for office / storage and is in good order.

The basement is ancillary storage use only and not usable for customer facing purpose.

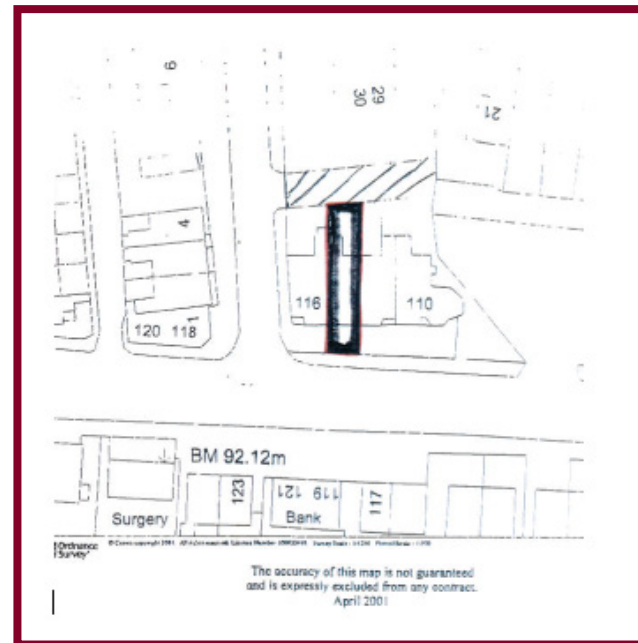
The property is in good condition commensurate with its age.

Previous occupation was offices and adjoining occupiers are also occupied for similar purpose within this particular terrace block albeit the street is a mix of F&B, retail, Office, Service, Health and Wellbeing and Hair and Beauty, and a new hairdresser's, Hudson & Peacock, has just opened next door following refurbishment.

The property has potential for alternative use such as ground floor retail unit with residential upper floors. This could be achieved by repositioning the main staircase to provide an open plan ground floor and separate access to the upper floors (subject to planning and survey).

## Accommodation

Floor	M <sup>2</sup> (GIA)	Ft <sup>2</sup> (GIA)
Basement	14.4	155
Ground	43.9	472.5
First	32.6	350.9
Second	29.02	312
<b>Total</b>	<b>119.9</b>	<b>1,290.4</b>



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# GALLERY



Rear Yard/Car Parking Space(s)



Ground Floor: Rear Office



Ground Floor: Front Office



Front External Seating/Activation



1st Floor: Front Office



2nd Floor: Rear Office



1st Floor: Kitchenette

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## Viewing & further information

Please contact the letting agents:

Louise Larking

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

07814 478560



## Terms

**Asking Price: £275,000**

### **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:**

Rating D (76). A copy of the certificate 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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