



115 New Road Side

Horsforth, Leeds, LS18 4QD

PROMINENT RETAIL PREMISES WITH PARKING & LAND

882 sq ft
(81.94 sq m)

- Busy parade of shops
- Prominent location
- Busy arterial road
- Land available for parking at the rear of the property
- Suitable for various uses (STP)

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Summary

Available Size	882 sq ft
Price	Offers in the region of £275,000
Rateable Value	£12,750 This property qualifies for rate relief
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (89)

Description

The property comprises a self contained, semi-detached commercial retail premises. The property is stone built with a slate roof. Internally the ground floor is open plan, with access to a first floor sales space. There is also a basement storage space with a container extension to the rear. The basement is tanked and also benefits from a W/C. The property benefits from 5 parking spaces to the rear, as well as additional land which has development potential.

Location

The property is located fronting on to New Road Side in north-west Leeds. This is a popular retail area serving the local community. Nearby retailers include Tesco Express, Subway and a number of independent businesses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	290	26.94
Basement	295	27.41
1st	297	27.59
Total	882	81.94

Terms

The property is offered for sale on a freehold basis, at a guide price of £275,000.

Planning

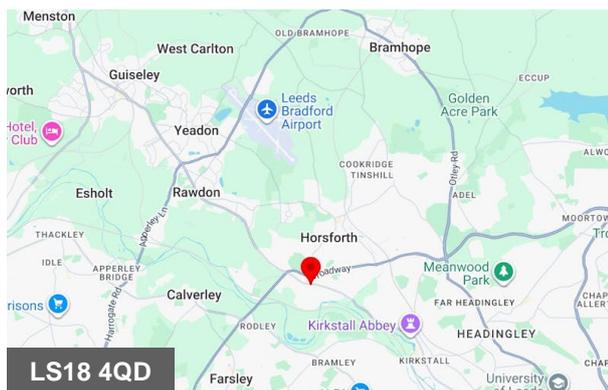
We understand the property has E Class planning use however advise interested parties to make their own enquiries via the local authority.

VAT

The property is not elected for VAT, therefore VAT is not payable on the sale.

Legal Fees

Each party will be responsible for their own legal fees incurred during the transaction.



Viewing & Further Information



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Plotted Scale - 1:1,250