



97 New Road Side

Horsforth, Leeds, LS18 4QD

## PROMINENT RETAIL PREMISES

1,102 sq ft  
(102.38 sq m)

- Busy parade of shops
- Prominent location
- Busy arterial road
- Suitable for various uses (STP)

# 97 New Road Side, Horsforth, Leeds, LS18 4QD

## Summary

<b>Available Size</b>	1,102 sq ft
<b>Price</b>	Offers in the region of £265,000
<b>Rates Payable</b>	£5,613.75 per annum This property qualifies for full rate relief
<b>Rateable Value</b>	£11,250
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (114)

## Description

The property comprises a self contained, four storey end terrace commercial unit. ground floor and basement retail premises. The property is stone built with a slate roof. Internally the ground floor is open plan, with access to a basement sales space. There is also a first and second floor which can be used by a potential occupier or converted into residential. The property benefits from a single parking space to the rear.

## 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	310	28.80
Basement	352	32.70
1st	272	25.27
2nd	168	15.61
<b>Total</b>	<b>1,102</b>	<b>102.38</b>

## Terms

The property is offered for sale on a freehold basis, at a guide price of £265,000.

## Planning

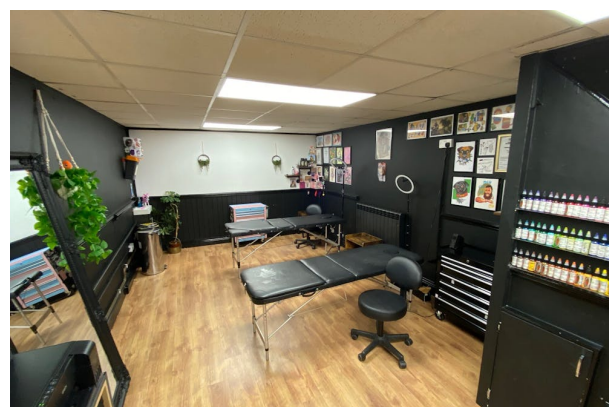
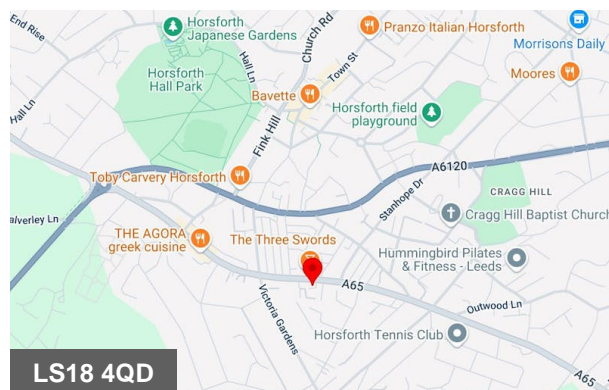
We understand the property has E Class planning use however advise interested parties to make their own enquiries via the local authority.

## 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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H.M. LAND REGISTRY		TITLE NUMBER	
		WYK 203659	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	WEST YORKSHIRE		SE 2337
Scale: 1:1250	LEEDS DISTRICT		SECTION F
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