CARTER TOWLER
Chartered Surveyors

To Let

68 Town Street

Horforth, Leeds, LS18 4AP

PART FITTED RESTAURANT PREMISES

- Suitable for various uses (STP)
- Busy high street location
- Dedicated Parking

2,716 sq ft
(252.32 sq m)

0113 2451447

www.cartertowler.co.uk

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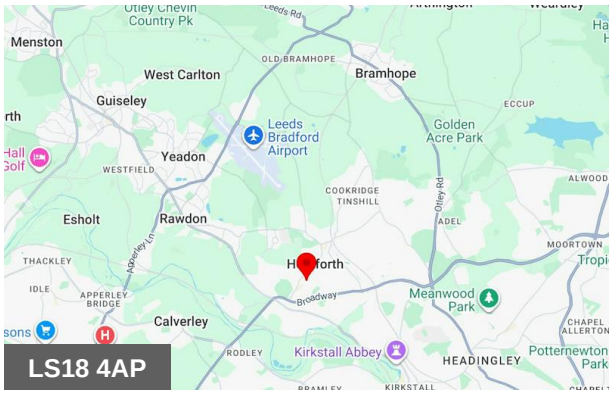
Summary

Available Size	2,716 sq ft
Rent	£37,500 per annum
Rates Payable	£13,752 per annum
Rateable Value	£36,000
VAT	Not applicable. The property is not elected for VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	B (35)



Description

The building comprises an attractive, two storey, semi-detached stone-built property set under a pitched slate roof, prominently located in a central position on Town Street in Horsforth. The property has been left semi-fitted out for restaurant use with bar, beer cellar, disabled w/c and single w/c at ground floor level. The first floor has been converted into a large open plan catering kitchen with walk in fridge positioned centrally on the floor. Ladies & gents w/c's are located on the first floor along with a small office in the front corner. The property benefits from ten allocated car parking spaces located in the private car park to the rear. The property also benefits from both 3 phase power and a gas supply

Location

The property is prominently positioned in the centre of Town Street in Horsforth. This is a popular retail area serving the local community. Nearby retailers include Morrisons, Greggs, Costa and a number of independent retailers and leisure operators.

Accommodation

The property has the following approximate net internal floor areas:-

Name	sq ft	sq m
Ground - Restaurant/Bar	1,410	130.99
1st - Kitchen/WC/Office/Store	1,306	121.33
Total	**2,716**	**252.32**

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £37,500 per annum exclusive of business rates, utility costs, service charge, insurance, and all other outgoings.

Planning

We understand the property has E Class planning consent however advise interested parties to check with the local authority.

Viewing & Further Information

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