

TO LET

M Nabarro
McAllister

Former Bank premises
Suitable for a variety of uses

88 TOWN STREET,
HORSFORTH LEEDS, LS18 4AR

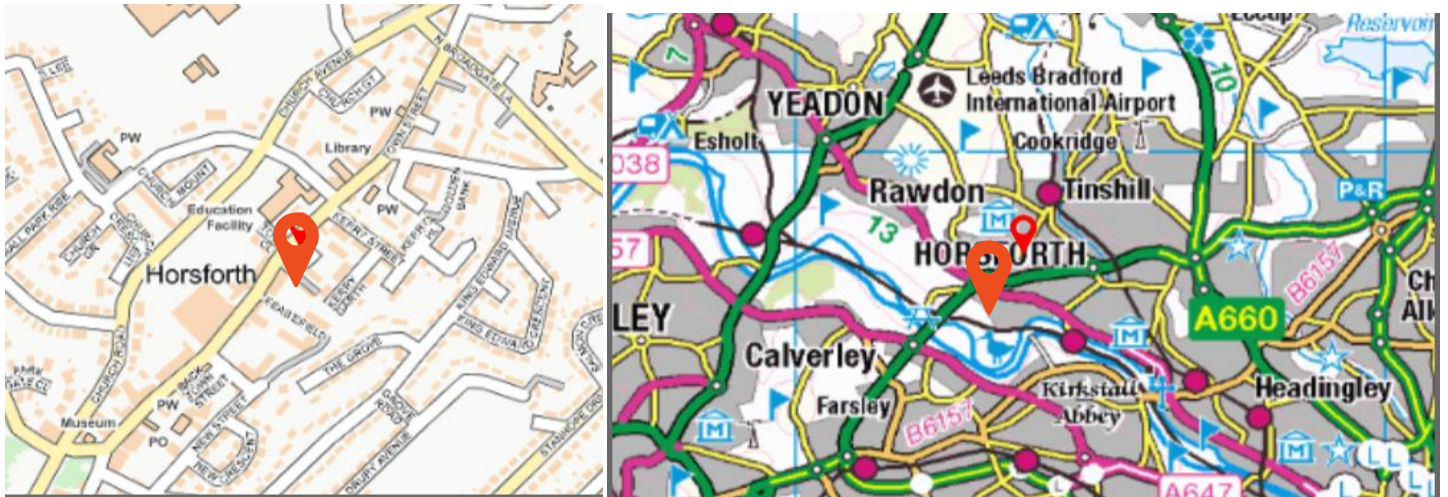


- Prominent corner position
- Accommodation over 3 floors
- Suitable for a variety of uses
- Central position on Town Street

Asking rent £35,000 pa

4765 sq ft (443 m²)

88 TOWN STREET, HORSFORTH, LEEDS LS18 4AF



LOCATION

The property occupies a corner position at the junction of Town Street and a private drive way known as Town Close in an established retail location. Nearby occupiers include Leeds Building Society, Well Pharmacy, Hayes Travel and Morrisons Supermarket. The suburb of Horsforth stands around 7 miles west of Leeds City Centre readily accessible for the Leeds Outer Ring Road and the motorway network.

DESCRIPTION

The property comprises a substantial and prominent 3-storey building being constructed partly in stone and partly in brick under a slated pitched roof. The building covers the whole of the site although the former occupiers of the building have parked historically down the side of the building on Town Close where there is space for approximately 4 cars.

ACCOMMODATION

	ft ²	m ²
BASEMENT –		
Store Rooms		
Vaults		
WC's, Boiler room & Kitchen	1,019	95
GROUND FLOOR		
Banking Hall incorporating Front customer area, back of house banking space, 2 interview rooms and lift to 1 st floor	1,626	151
FIRST FLOOR		
Landing area plus lift to ground floor		
3 Interview rooms	1,489	138
Ancillary First Floor – comprising large office, kitchen and ladies & gents WC	631	59
TOTAL	4765	443

SERVICES

We understand the property benefits from all mains service and gas fired central heating is installed. No test of the services has been made. Purchasers should rely on their own investigations.

RATEABLE VALUE

The property has the below entry in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2017)	Estimated rates payable
£25,500	£12,250 (approx.)

The proposed rateable value on 1 April 2023 valuation list is £26,750.

PLANNING

The historic use of the property is as a retail bank. Purchasers should make their own enquiries with regard to the potential for change of use with the local authority.

TERMS

The property is offered on a new 5-year lease or multiples of 5 years on full repairing and insuring terms at an annual rent of £35,000 per annum.

VAT

Our client advises that VAT is not applicable for this transaction.

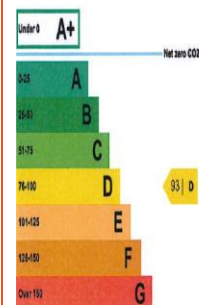
LEGAL COSTS

The tenant is to be responsible for the landlords reasonable legal costs in the preparation of the Lease.

EPC

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 22 | A

If typical of the existing stock: 86 | D

Properties are given a rating from A+ (most

VIEWING

By appointment only
Nabarro McAllister

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REF: JANUARY 2023

Nabarro McAllister

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.

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