

TO LET

**Nabarro
McAllister**

2-storey semi-detached office building

6 KERRY STREET, HORSFORTH, LEEDS, LS18 4AW

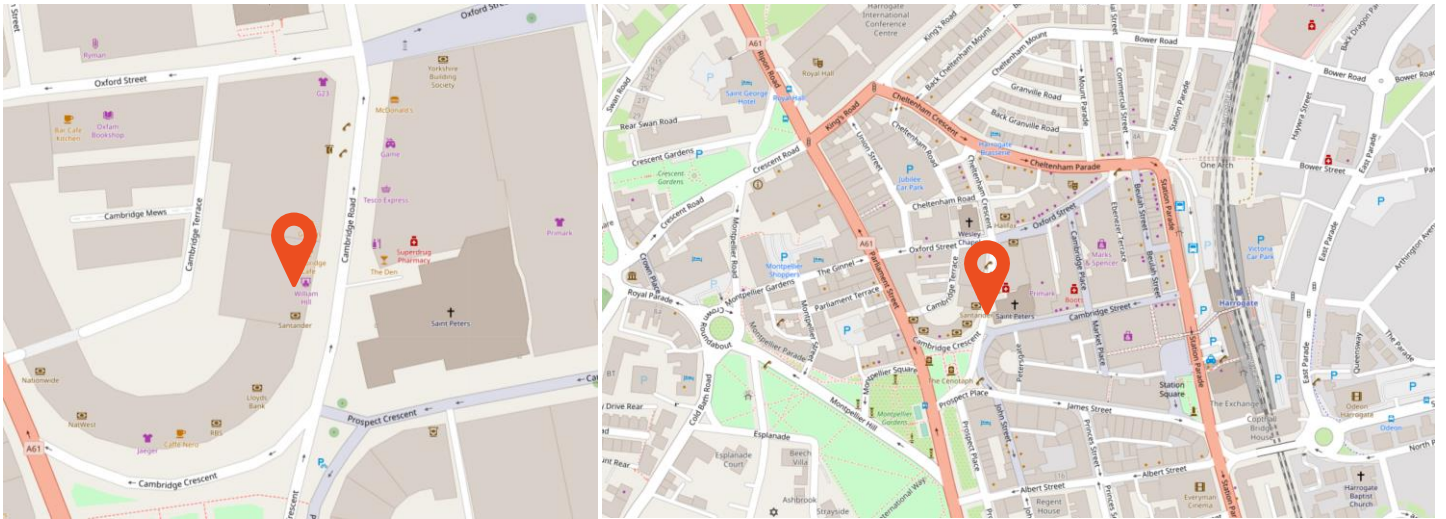


- Off Horsforth Town Street
- Self-contained 2-storey office
- Gas central heating
- Ideal for small business

Offers in excess of £13,000
per annum.

885 sq ft (82 m²)

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LOCATION

The property stands in a mixed locality on a street of houses and office accommodation. The premises are situated close to the junction with Town Street, one of the main commercial areas of Horsforth, about 6 miles from Leeds City Centre. There is also easy access to the Leeds outer ring road giving access to Leeds and Bradford.

DESCRIPTION

The property comprises a semi-detached building with walls faced externally in stone under a concrete tiled pitched roof. The property fronts onto the footpath. Nearby occupiers include Clarity Wealth Ltd, Syers McGill and Jordan's Solicitors.

ACCOMMODATION

	m2	ft2
GROUND FLOOR OFFICES	51	550
FIRST FLOOR OFFICES	31	335
TOTAL	82	885

SERVICES

The property benefits from all mains services 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 2023 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2023)	Estimated rates payable
£7,700	£3,850

Potential occupiers may be able to apply for small business rates relief.

PLANNING

The property has historically been used for office use. Purchasers should make their own enquiries with the local authority.

TERMS

The property is offered on a new 5-year lease or multiples of 5 years on a full repairing and insuring basis at an annual rent of £13,000 per annum.

VAT

Our client advises that VAT is not chargeable on this transaction. Your legal advisors should verify.

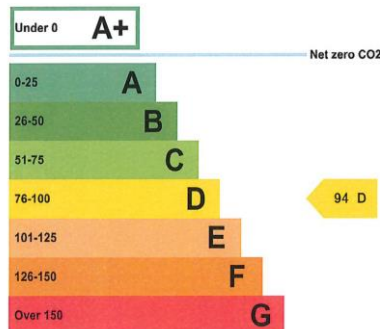
LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

JOINT AGENT

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VIEWING

By appointment only
Nabarro McAllister

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REF: FEBRUARY 2024



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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