

# SELF-CONTAINED OFFICE TO LET



## 50 BACK LANE, HORSFORTH, LEEDS, LS18 4RF

- 2,704 sq. ft (251.2 sq. m)
- On-site private parking
- Suitable for a variety of uses
- Town centre location with access to great local amenities
- Available as a whole or as individual suites.

Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

## LOCATION

The property is situated in the popular and affluent Leeds suburb of Horsforth, 4.5 miles (7.2 km) northwest of Leeds City centre. Horsforth benefits from good communications, including the A65 Leeds to Skipton Trunk Road which runs through the town, the adjacent Leeds Outer Ring Road (A6120) and is situated on the frequently used Leeds to Harrogate Rail line.

The property is situated within a predominantly residential area within walking distance of the retail throughfare of Town Street which is occupied by retailers such as Costa, Greggs, Morrisons, Halifax and The Post Office.

## DESCRIPTION

The property is of stone construction with a pitched slate roof over 3 storeys. Internally, the property comprises a series of different sized suites, meeting rooms, a kitchen, w/cs and plenty of storage space.

Externally the property benefits from a private car park providing parking for approximately 8 vehicles.

Due to the configuration of the internal space, the premises could be split into 3 individual suites and would be suitable for a variety of uses including office, counselling, medical, dentist, beauty or a day nursery.

## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

Ground Floor	1,098 sq. ft	102 sq. m
First Floor	939 sq. ft	87 sq. m
Second Floor	667 sq. ft	62 sq. m
<b>Total</b>	<b>2,704 sq. ft</b>	<b>251.2 sq. m</b>

## TERMS

The property as a whole is available by a new full repairing and insuring lease for a term of years to be agreed. At a rental of **£26,000 per annum exclusive**.

Additionally the premises could be split into 3 individual suites and let separately. Further details can be provided on request.

## RATES

We understand the property is assessed as follows:-

Rateable Value £20,750.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (86). A copy of the EPC is available on request.

## LEGAL COSTS

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

## VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION/VIEWING:

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Subject to Contract  
April 2024

#### Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.