

Ground Floor Shop TO LET



**29 Station Road
Horsforth, Leeds
LS18 5PA**

Sales Area 380 Sq Ft (35.3 m2)

- Busy Suburban Area
- Large Glass Shop Front

PROPERTY DETAILS

Location

The premises are situated on Station Road which is a busy suburban area. Retailers in the vicinity including Tesco, The Cove (Fish n Chips), Total Beauty, Yorkshire Vets and Haus of Coffee.

Description

The property comprises a ground floor lock up shop within a brick-built block of retail accommodation.

Accommodation

The premises have the following approximate measurements and dimensions:

Gross Frontage	5.25.m (17'2")
Built Depth	9.50.m (31'0")
Retail Area	35.30.m2 (380Sq Ft)
Storage	4.55.m2 (49Sq Ft)

Lease

The premises are available on an effectively full repairing and insuring lease for a term to be agreed,

Quoting Rental

£15,000 per annum exclusive of rates.

Rateable Value

The Valuation Office Agency website states that the premises have a rateable value of £8,900.

Legal Fees

Each party will be responsible for their own costs incurred in any transaction.

EPC

EPC rating – 74 (Band C)

Further Information/ Viewing

For further information or to arrange an inspection please contact:

Graeme Walker

Wetherby Property Management

T **07703460630**

E graeme@wetherbypm.co.uk

Subject to Contract

Details prepared July 2022



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Wetherby Property Management or Williams Property Consultants Limited for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.