

PROMINENT RECENTLY REFURBISHED SELF-CONTAINED UNIT TO LET c.345 SQ FT – Suitable for a variety of uses

Ground Floor, 99 New Road Side, Horsforth, LS18 4QD



OVERVIEW:

- Prominent position fronting a busy high street in Horsforth
- Scope for outside seating
- Self-contained and situated on the ground floor with level access from New Road Side extending to 345 sq ft (32.05 sq m)
- Excellent natural light into the unit from full height glazing to front
- Useful basement providing ancillary storage if required
- The unit features a new steel profile double glazed shop front
- The unit works well for a leisure use such as a small café/bar given its prominence and scope for outside seating to the front but could also suit alternative uses such as Retail/Office/Clinic/Creative Studio/Beauty
- Vibrant high street with a range of local independent and national operators offering a strong mix of uses
- Planning is within the use class E
- Parking to the rear
- **Available immediately for tenant fit out**





Zero Muda



Status Sneakers



Slow Rise Bakery

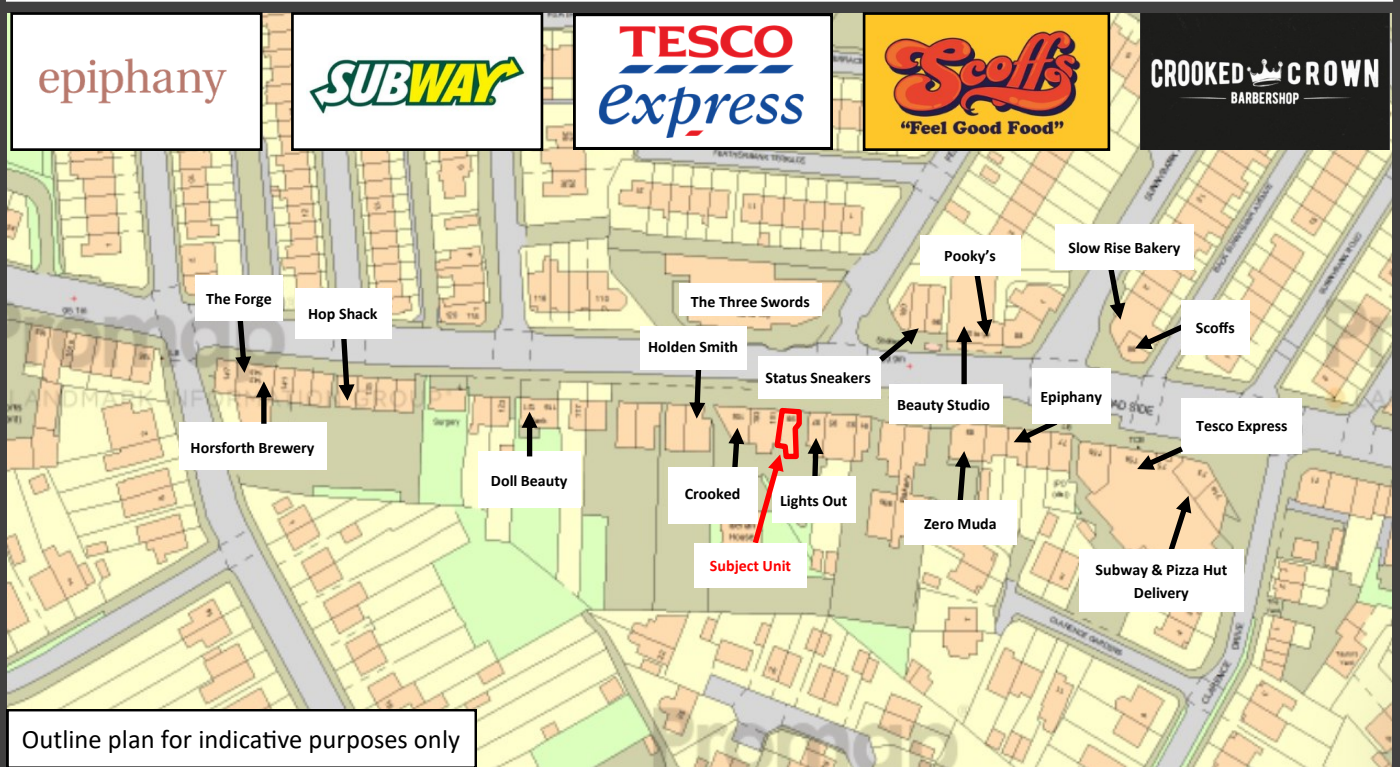
Location:

The property is located on a prominent and very busy road in the popular suburb of Horsforth, fronting New Road Side, which connects with the A6120 ring road.

Horsforth is a suburb and civil parish within the City of Leeds Metropolitan Borough in West Yorkshire, located 6 miles north-west of Leeds city centre. The town is popular with young professionals who enjoy suburban living and are attracted to this vibrant area with good amenities, bar culture and excellent transport connections. The area is full of period charm and character, and Horsforth retains a real sense of community.

New Road Side is a busy suburban high street with a strong range of national and independent cafés/shops/restaurants/bars. In addition the area benefits from a wealth of residential housing. A selection of occupiers found along New Road Side include The Three Swords, Horsforth Brewery, Crooked-Crown and Pooky's alongside a wider range of uses creating a vibrant hub for businesses including hairdressers, health & beauty, fashion, estate agents and some more vibrant additions including Zero Muda, Slow Rise Bakery, Status Sneakers and Epiphany, Kaniuka Hair and The Prom Den.

The property will provide a single demise with an entrance onto New Road Side.



Outline plan for indicative purposes only

Description:

99 New Road Side is a three-storey building with an attractive stone façade. The available unit is located on the ground floor with a small basement (for ancillary use only) extending to 345 sq. ft. The unit has street level access onto New Road Side, while the first floor is currently let to an office occupier and is accessed separately.

The ground floor unit benefits from being self-contained and is accessed through a new steel profile double glazed shop front with attractive features including full height glazing, allowing excellent natural light to flood into the unit.

Internally, the accommodation has recently been stripped out and redecorated, with the walls painted white and new strip lighting installed. An attractive feature of the unit is that it provides a relatively uniform rectangular shape, making it suitable for a variety of uses. Towards the rear, the unit also benefits from an accessible WC along with a rear fire door leading to the car park.

Given its prominence and potential for outdoor seating to the front (subject to council licence), it functions well for a Leisure/ Café use but could also suit alternative uses such as Retail/Office/Clinic/ Creative Studio/ Beauty. There is potential for the installation of commercial extract to the rear of the property (subject to planning).

Internal image of current condition of the ground floor



Street view of New Road Side



Terms:

The space is available To Let by way of a new Effective Repairing and Insuring lease.

Rent:

No. 99 - £15,000 per annum

NB The property is **Not registered** for VAT

Service Charge:

To be confirmed

Rates:

The Current Rateable Value is £11,250.00. Interested parties are advised to make their own enquiries of the Local Rating Authority for confirmation of the rates payable.

EPC:

This property has a EPC rating of C.

All Enquiries:

For further information or to arrange a viewing please contact:

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Misrepresentations Act: Details prepared March 2024

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