

PROMINENT SELF CONTAINED UNIT TO LET ARRANGED OVER GROUND, 1ST & 2ND FLOORS c.880 SQ FT—Suitable for a variety of uses

91 New Road Side, Horsforth, LS18 4QD



OVERVIEW:

- Benefits from prominent frontage position on a busy high street in the popular suburb Horsforth
- Unit comprises Ground floor of 449 sq.ft (41.7 sq.m) First Floor provides 312 sq ft (28.9 sq.m) and second floor (attic) provides a further 120 sq.ft (11.1 sq.m) extending to 880 sq.ft (81.7 sq.m)
- Benefits from level access from New Road Side with scope or outside seating
- Attractive features including a traditional fully glazed aluminium shop front with excellent natural light into the unit
- Benefits from existing internal security shutters
- 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
- Surrounded by a number of independent and national operators offering a vibrant and strong mix of retail/ leisure uses including Epiphany, Zero Muda, Pooky's, The Prom Den, Tesco Express, Status Sneakers ,Three swords and Pizza Hut Delivery
- Planning is within the use class E
- Non dedicated 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 & Grumps 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., Kanuika 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:

91 New Road Side is a three storey building which has a lovely stone façade and a rear extension. The property extends over three floors including ground, 1st and 2nd floor.

The commercial unit benefits from a traditional aluminium fully glazed shop front , leading to an open plan sales area on the ground floor. The property has been well maintained with features including a suspended ceiling with modern lightning and a carpet flooring throughout the property. Internally the unit presents well and is uniform in shape, providing an open configuration that is column free and would be suitable for a variety of uses.

In addition the building features a highly secure service door with internal security shutters which can be accessed toward the rear of the property and looks out into the car park for ease of delivery and loading dependent upon the occupiers requirements.

The upper floors can be accessed via an existing internal staircase at the rear of the property. The first floor is appealing and functional, offering additional sales space for the incoming tenant, alternatively it could be used for ancillary storage/ staff areas for admin function. The existing windows to the front and rear provide plenty of natural light, making it ideal for an office/clinic. The second floor offers additional storage including shelving and cupboard space, as well as a male/female WC. This floor is in the eaves so height is compromised in parts.

Given its prominence and potential for outdoor seating to the front (subject to council licence), it functions well for a Leisure/ cafe 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



Rear extension of the subject unit



Terms:

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

Rent:

No. 91 - £17,500 per annum

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

Service Charge:

A fixed structural repairs charge of £600.00 Per annum with 3% annual increases will be payable to the landlord.

Rates:

The Current Rateable Value is £13,000.00. 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 X

All Enquiries:

For further information or to arrange a viewing please contact:

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