

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 of Horsforth
- Unit extends to 880 ft² (81.7 m²), comprising Ground Floor 449 ft² (41.7 m²), First Floor 312 ft² (28.9 m²), with Second Floor (attic) providing another 120 ft² (11.1m²)
- Benefits from level access from New Road Side, with scope for outside seating
- Attractive features including a traditional metal shop front, good floor to ceiling height and excellent natural light
- 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

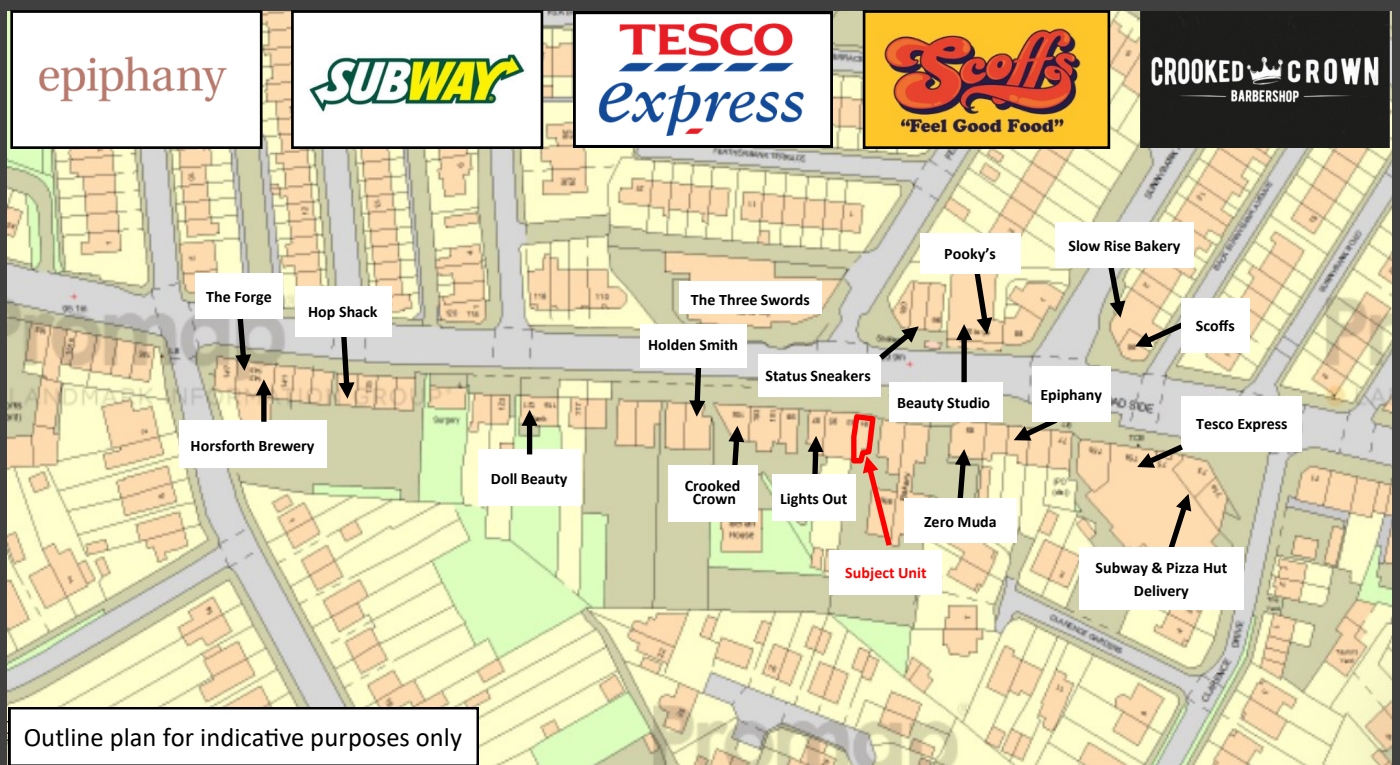
Location:

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'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:

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

The commercial unit has a traditional shop front painted blue, leading to an attractive open plan sales area on the ground floor. The property has been well maintained with a features including a suspended ceiling with modern lightning and a carpet flooring throughout the property. Internally the ground floor provides a rectangular shape and is relatively column free making it suitable for a variety of uses.

The building also benefits from a highly secure service door which is accessed towards the rear of the property and leads out into the car park.

The upper levels are accessed via an existing internal staircase towards the rear of the property. The first floor is both appealing and functional, offering additional sales space for the incoming tenant. Alternatively it could be used for ancillary storage. The existing windows in the front and rear provide ample natural light, making it suitable for a creative studio/clinic. In addition the second floor can be used for ancillary storage only.

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



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:

To be confirmed

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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