



Sanderson  
Weatherall

# PRIME RETAIL UNIT TO LET



28 Town Street, Horsforth, Leeds, LS18 4RJ

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**Prime Retail Unit To Let**

Situated on Town Street in the busy Leeds suburb of Horsforth

Opposite to Morrisons and nearby to Costa Coffee, Card Factory, Bet Fred etc

Ground Floor area 817 sq ft

Available by way of a new sub-lease

**£22,500** per annum exclusive

**Location**

The property is located in the Leeds commuter town of Horsforth approximately 5 miles to the north east of Leeds city centre. Known for its numerous bars and restaurants the town has an estimated population of 18,895 (2011 census).

Town Street is the main shopping area benefiting from a large Morrisons Supermarket opposite to the property. Other occupiers in the vicinity include Costa Coffee, Halifax Bank, Bet Fred, Card Factory and many independent retailers, restaurants and bars.

**Description**

The property is planned on ground floor only with a good clear sales area to the front and a kitchen and WC to the rear.

**Accommodation**

The property provides the following approximate net areas.

Floor	Area Sq M	Area Sq Ft
Ground Floor	81.78	880

**Tenure**

The property is offered by way of a sub-lease to expire in January 2027.

**Rent**

The rent is to be **£22,500** pax.

**Repairs and Insurance**

The lease to be on full repairing and insuring terms by way of a service charge, payable by the tenant. Further details available upon request.

**Rateable Value**

As from the 1 April 2023 the rateable value is £23,000. Interested parties should make their own enquiries with the local rating authority.

**VAT**

Vat, if applicable, will be charged at the standard rate.

**Energy Performance Certificate**

The property has an EPC rating of 60C. A full copy of the certificate is available upon request.



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Created By: Sanderson Weatherall  
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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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Please note that the staff of the shop are unaware of the availability of the property so all viewings are strictly by appointment with the agents

Contact

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