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We are also available for out of hours appointments.

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Stoneacre
COMMERCIAL

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115, New Road Side, Horsforth, LS18 4QD

£299,000

Stoneacre are delighted to offer this 3 storey retail with additional fixed 40ft container and parking for 7 vehicles.

The property occupies a prime location with frontage to New Road Side which forms part of the A65 Leeds/Ilkley Road, Horsforth.

This is a busy suburb situated approximately five miles north-west of Leeds City Centre and is surrounded by an eclectic mix of many independent retail units offices close to Tesco Express.

- 882 sq ft
- 3 storeys & container extension storage
- Busy Road Side Position
- Car park for 7 Vehicles

LOCATION

Stoneacre are delighted to offer this property which occupies a prime location with frontage to New Road Side which forms part of the A65 Leeds/Ilkley Road, Horsforth.

This is a busy suburb situated approximately five miles north-west of Leeds City Centre and is surrounded by an eclectic mix of many independent retail units offices close to Tesco Express.

DESCRIPTION

The property consists of brick construction under a pitched tiled roof and offers accommodation to the ground floor, first floor and lower ground floor.

There is a fixed container extension offering an additional 150 sq ft of storage / workshop space accessed from the lower ground floor door.

To the rear there is parking for 7 vehicles.

ACCOMMODATION

The property provides the following accommodation:-

GROUND FLOOR COMMERCIAL
7G/F Retail Zone A 25.1 m2 270 sq ft
G/F Retail Zone B 4.6 m2 50 sq ft
First Floor 26.1m2 281 sq ft
Lower ground floor 12.2 m2 131 sq ft
Container Store 13.91 m2 150 sq ft

Total 81.91 m2 882 sq ft
plus w/c

PRICE

£299,000 for the Freehold interest.

We are informed that VAT is not applicable to this sale.

TENANCY

The property is available with vacant possession

BUSINESS RATES

According to the Valuation Office Agency website, the current rateable value is:-
£12,750 RV

Subject to Partial Small Business Rates Relief.



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

0590-2542-0230-4200-6803
Rating D-89

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT 1967

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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT.
Details prepared December 2023

