

## PROMINENT RETAIL UNIT

710 SQ FT (66 SQ M)

- Highly Prominent
- Opposite Horsforth Train Station
- WC facilities
- Basement
- Car Parking



TO LET

58 Station Road  
Horsforth, Leeds,  
LS18 5NR

£15,000  
per annum



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0113 239 5770 (Ext 2)

# LOCATION

The property is located on Station Road situated by the junction with Low Lane.

Within close proximity to the subject property are a number of retailers such as Tesco Express, Haus of Coffee, Screwfix and The Old Ball Pub.

The Property benefits from being located opposite Horsforth Train Station and therefore benefits from a huge amount of footfall.



**SUBJECT PROPERTY**

ENTRANCE



## DESCRIPTION

The property comprises a two-storey, stone built, end terrace within which the ground floor and basement is available to let.

Internally, the property benefits from two areas and is currently configured whereby the front being a reception area and the rear being the sales space. Internally, the property benefits from electric heating and WC facilities. There is a further access point at the rear of the property.

Externally, there is sufficient parking for two vehicles in tandem.

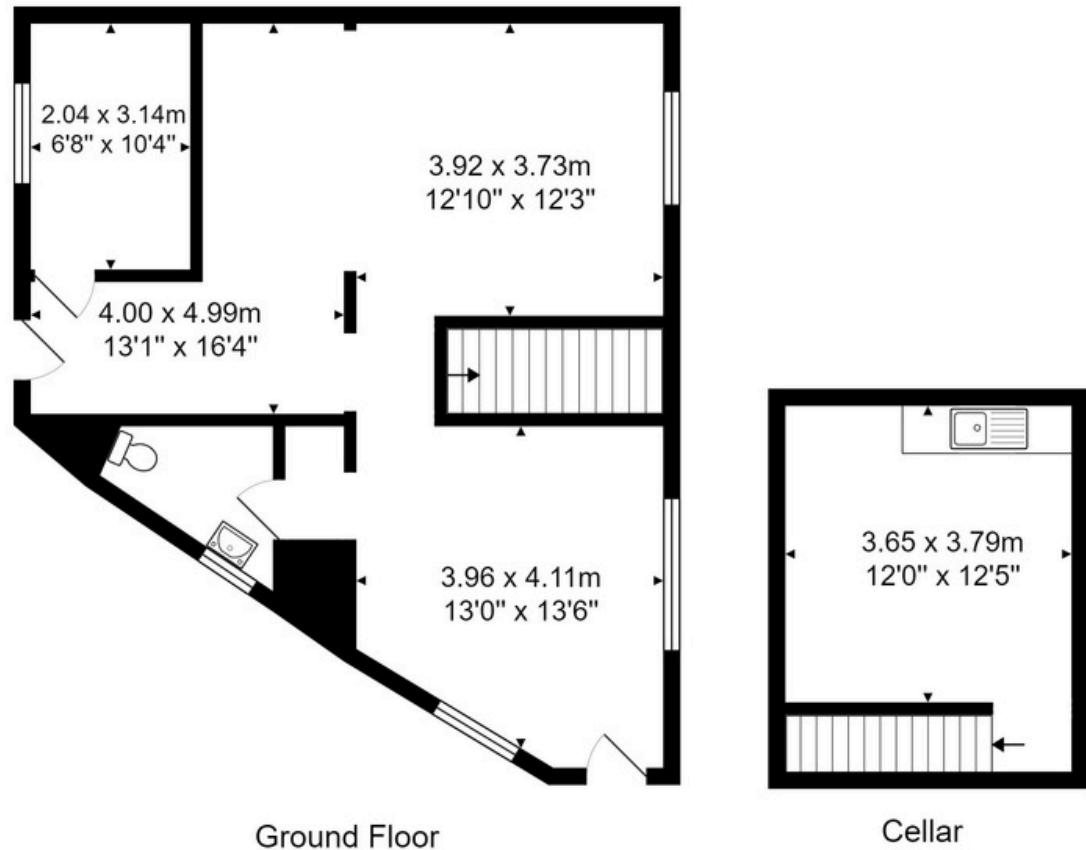


ENTRANCE

# ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
<b>Ground Floor</b>	565	52.5
<b>Basement</b>	145	13.5
<b>Total</b>	710	66





## EPC

The property currently benefits from an EPC rating of E - 114.

## TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £15,000 per annum.

## VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

## SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance and landscaping of the estate.

## LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

## RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2023 list: Rateable Value: £5,200.

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# FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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Property Specialists ■ ■ ■ ■