

INVESTMENT FOR SALE

GROUND & FIRST FLOOR
RETAIL PREMISES



HOLDER & CO
Property Consultants



121 & 121A TOWN STREET
HORSFORTH
LEEDS
LS18 5BL

- Well Located on Horsforth Town Street
- Ground Floor & First Floor Retail
- Producing £17,520 per annum
- Net Effective Yield of 7.01% after usual purchasers costs



LOCATION

Superbly located on Horsforth Town Street, in the heart of the town and surrounded by local amenities and other shops, pubs and restaurants. Horsforth is approximately 5 miles from Leeds centre and 5 miles from Leeds Bradford Airport.

DESCRIPTION

Ground floor retail premises and first floor retail premises, both with WC's and kitchenette facilities and fully tenanted under two separate leases.

LEASES

Ground Floor - trading as 'Very Stylish Girl'

Six year lease from 1st March 2025, at an annual rental of £11,000, subject to review on 1st March 2028. The lease incorporates a tenant only break on 1st September 2027 upon service of 6 months notice. Full repairing lease by way of service charge (£500 annual cap).

First Floor - trading as 'By Annie'

Six year lease from 1st March 2025 at an annual rental of £6,520. Full repairing lease by way of service charge (£500 annual cap) and subject to a schedule of condition.

ACCOMMODATION

The premises provide the following accommodation:

Description	Sq M	Sq ft
Ground Floor Retail	38.55	415
First Floor Retail	35.3	380
TOTAL	111.67	795
Basement Stores	16.72	180

PRICE

Freehold Asking Price £240,000.

We are informed that the premises are not elected for VAT.

CONTACT

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SUBJECT TO CONTRACT