

# TO LET

GROUND FLOOR RETAIL PREMISES  
WITH NATURALLY LIT AND USABLE  
BASEMENT



**HOLDER & CO**  
Property Consultants



116 TOWN STREET  
HORSFORTH  
LEEDS  
LS18 4AH

- Well Located on Horsforth Town Street
- Ground Floor Retail with Naturally Lit Basement
- On street parking



## 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 with functioning, naturally lit basement with WC and kitchenette.

## RENTAL

The Ground Floor and Basement Retail premises are offered to the market at a quoting rental of £800 per calendar month.

## SUBJECT TO CONTRACT

## ACCOMMODATION

The premises provide the following accommodation:

Description	Sq M	Sq ft
Ground Floor Retail	34.8	375
Basement Retail & WC	18.5	199
<b>TOTAL</b>	<b>53.3</b>	<b>574</b>

## CONTACT

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