

SHOP TO LET – SUBJECT TO VACANT POSSESSION AVAILABLE FROM JUNE 2024



75B NEW ROAD SIDE, HORSFORTH, LS18 4QD

LOCATION

The subject property is located adjacent to **Subway**, **Pizza Hut**, **Tesco Extra** and **The Post Office**. This is an established and popular suburban shopping area with a variety of national retail occupiers and regional multiples in close proximity. There is dense housing and an affluent immediate population and public/roadside parking to the front.

New Roadside is approximately 6 miles west of Leeds City Centre and the property also benefits from substantial vehicular flow and prominence.

ACCOMMODATION

Arranged on ground and first floor levels providing the following approximate internal areas:

Ground Floor Sales	626sqft	58.16sqm
Ground Floor Anc	54sqft	5.02sqm
First Floor Offices	844sqft	78.41sqm

TERMS

Available by way of a new 10-year full repairing and insuring lease with 5 yearly upward only rent reviews.

EPC

Available on request

TIMING

Flexible although subject to vacant possession.

SUBJECT TO CONTRACT & VACANT POSSESSION

DATE OF PARTICULARS: FEBRUARY 2024

RENT

£22,500pax

RATES

Rateable Value	£24,750
UBR (2023/2024)	£0.499
Rates payable	£12,350

It may well be that there are further covid subsidies applicable to the rates payable upon further enquiry with the rating authority. **You will need to request this.**

Interested parties should verify these figures and confirm any transitional surcharge or relief with Leeds City Council Business Rates Department (Tel: 0113 3760359).

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

This shop is being marketed by way of a sole agent and should you require any additional information or indeed wish to arrange an inspection contact Dresler Smith.

Dresler Smith (Tel: 0113 245 5599)

Contact: David Dresler

davidd@dreslersmith.co.uk



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