

RETAIL / STUDIO SUITE

1,408 SQ FT (130.8 SQ M)

- Ground Floor suite
- Modern Fit Out
- Open Plan
- Central Horsforth location
- Suitable for a variety of uses (STP)
- Seperate treatment / meeting rooms
- Electric roller shutter entrance
- Communal car parking



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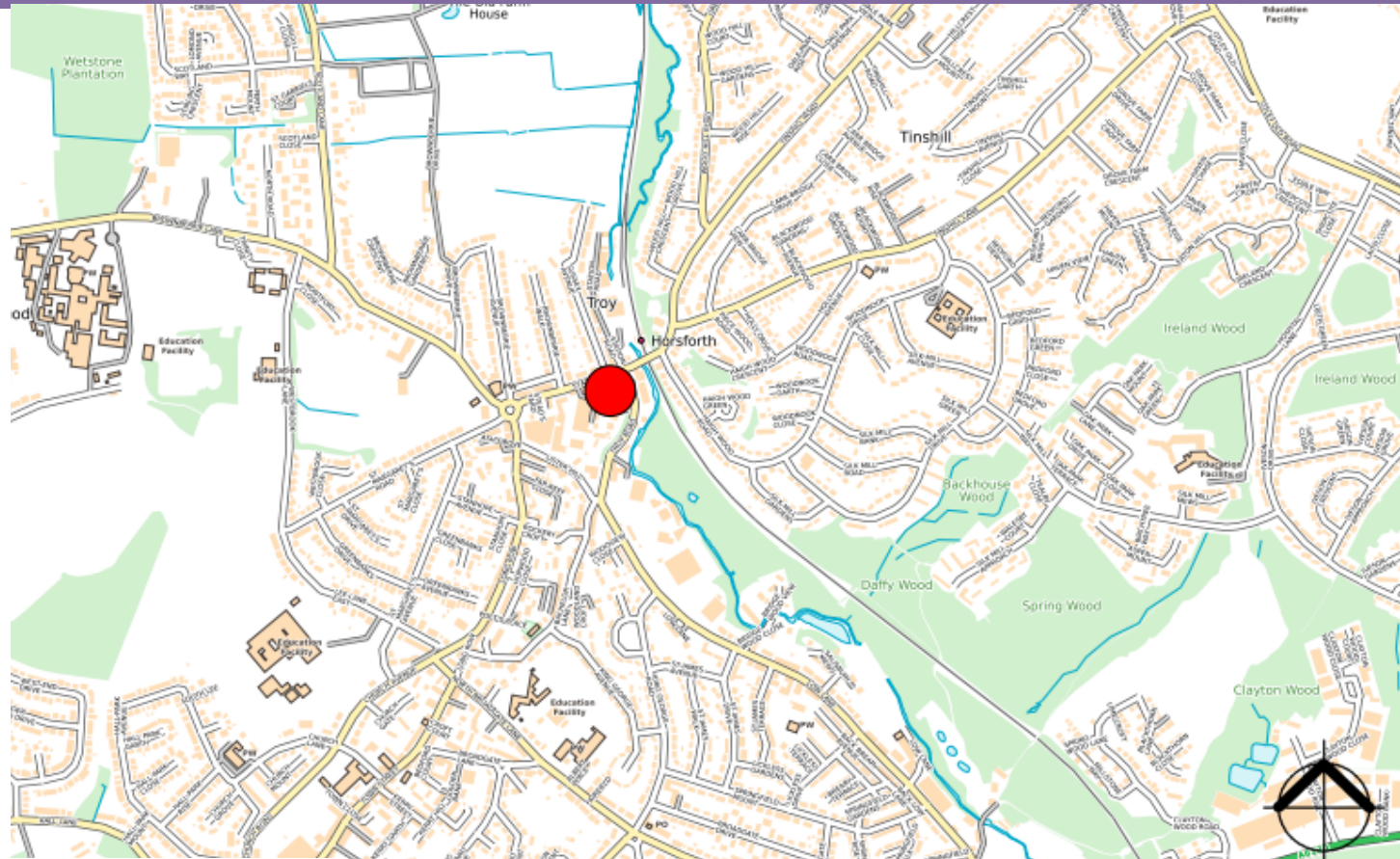
TO LET

Unit 9a, Park Centre
Station Road
Horsforth
LS18 5NX

£15,000
per annum

LOCATION

The unit is located within the Park Centre complex off Station Road in Horsforth, a suburb of Leeds approximately 5 miles north-west of the city centre. The location has good road links to both Leeds and Bradford and is situated approximately 1 mile from Leeds/Bradford International Airport. The subject property is in very close proximity to Horsforth Train Station.





DESCRIPTION

The unit offers ground floor studio/ retail sapce which could be suitable for a variety of uses such as beauty/ aesthetics or professional services.

Specification features such as:

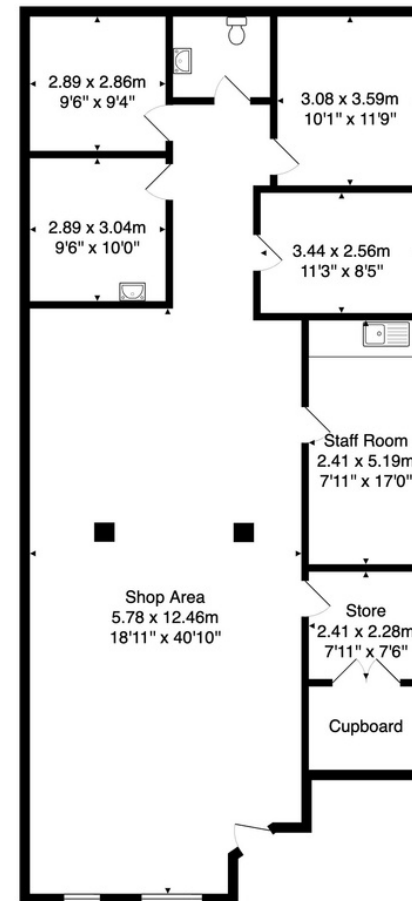
- Security alarm.
- LED lighting.
- WC and kitchen facilities.
- Seperate treatment/ meeting rooms
- Shared entrance lobby with security roller shutter.
- Gas central heating.



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
Ground Floor	1,408	130.8
Total	1,408	130.8





EPC

The property currently benefits from an EPC rating of C-60.

VAT

VAT is not applicable.

LEGAL COSTS

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

TERMS

The unit is available by way of a new lease upon internal repairing and insuring terms at an initial rental of £15,000 p.a.

RATEABLE VALUE

According to the Valuation Office Agency website, Unit 9a has a 2026 current rateable value of £11,500.

Subject to contract

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



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