



## TO LET

# PROMINENT SHOP UNIT

679 Sq Ft (63.08 Sq M)

◆ Busy shopping area ◆ New lease ◆ High footfall



70, Town Street  
Leeds, LS18 4AP

## LOCATION

The property is centrally located on Town Street next to Barclays Bank in the thriving and busy suburb of Horsforth in north west Leeds. The prime retail in Horsforth is concentrated on Town Street and features a mix of retailers including Morrisons supermarket, Betfred, Costa Coffee, Greggs and Pizza Express. On street parking is available directly outside the property.

## DESCRIPTION

The property forms part of two semi-detached retail units constructed in stone under a pitched slate roof. Internally the unit comprises a ground floor open plan shop with first floor staff and storage facilities. Externally to the rear of the property, one car space can be allocated to the unit.

## ACCOMMODATION

The property has the following approximate net internal floor areas:-

Ground floor - 679 sq ft  
First floor - 436 sq ft

## RATES

Shop and Premises

Rateable Value:	£15,000
Rates Payable (2019/2020):	£7,365



## TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rental of £17,500 per annum exclusive of rates, services, insurance and all other outgoings. The parking space is available at £500 per annum.

## EPC

The property has an Energy Performance Asset rating of D86. Further information is available.

## VAT

The property is not VAT elected.

For viewing arrangements or to obtain further information please contact:

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