

FOR SALE

GROUND FLOOR RETAIL PREMISES
WITH TWO BEDROOM
RESIDENTIAL FLAT ABOVE



HOLDER & CO
Property Consultants



116 & 116A TOWN STREET
HORSFORTH
LEEDS
LS18 4AH

- Well Located on Horsforth Town Street
- Self Contained 2 bed flat over two storeys
- Ground Floor Retail with Basement
- Income producing
- 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 basement with WC and kitchenette complete with separately accessed first and second floor, two bedroom residential flat.

TENANCIES

Two Bedroom Apartment - £850 pcm.

Ground Floor Retail - £800 pcm

TOTAL Rent Receivable - £19,920 per annum

Occupational Leases Available Upon Request

TERMS

Offers in the region of £285,000.

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

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
First Floor (Lounge, Kitchen & Bathroom)	34.7	374
Second Floor (Two Double Bedrooms)	23.6	254
TOTAL	111.67	1,202

CONTACT

Holder & Co. on 0113 323 4504

Owen Holder: owen@holderandco.com