

# TO LET BAR/RESTAURANT



**8-10 TOWN STREET, HORSFORTH, LEEDS, LS18 4RJ**

- Popular Leeds suburb
- Prominent location
- Busy parade
- Fitted bar
- Outdoor seating area

**Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)**

## LOCATION

Horsforth is a very popular Leeds suburb located approximately 4.5 miles (7.2km) west of Leeds City Centre. It benefits from good communications, lying adjacent to the Leeds Outer Ring Road (A6120) and the A65 Leeds to Skipton Trunk Road runs through the town.

Horsforth has a busy railway station, being on the Leeds to Harrogate line. With its collection of sports clubs, community activities, restaurants, bars and pubs, Horsforth is recognised as an attractive residential location.

Horsforth is a thriving and busy shopping area benefitting from a mixture of national, regional and local retailers, all of which contribute to provide an attractive retail offer, hence drawing shoppers in.

The prime retail is concentrated on Town Street which is anchored by a large Morrison's supermarket and other national retailers including Card Factory, Costa Coffee, Greggs, Barclays, HSBC, Halifax, Santander, Well Pharmacy and Yorkshire Bank. The property is located towards the end of Town Street, with neighbouring occupiers including the Post Office, Konak Meze Mediterranean Restaurant, The Old King's Arms, and The Black Bull.

## DESCRIPTION

The available property is an attractive stone built unit under a pitched roof. The ground floor provides a bar area to the front with seating, and seated restaurant to the rear providing approximately 80 covers.

There is a partially fitted kitchen and disabled WC on the ground floor, with separate male and female WC's, staff office, prep kitchen and stores across part of the first floor. There is a cellar with beer drop from street level.

There is a solid fuel fire within the bar area, together with comfort cooling system. There is gas central heating to the remainder of the property.

To the rear of the ground floor there is a small enclosed outdoor seating area for circa 4 tables of 4.

There is a small yard for loading access and bin stores, and also provides access to the cellar beer drop.



### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Net Internal Areas:-

GF Bar/Restaurant	165.99 sq.m	1,787 sq.ft
GF Kitchen	17.10 sq.m	184 sq.ft
<b>Total Ground Floor Area</b>	<b>183.09 sq.m</b>	<b>1,971 sq.ft</b>
FF Office	12.36 sq.m	133 sq.ft
FF Prep Kitchen	16.86 sq.m	182 sq.ft
FF Stores	4.29 sq.m	46 sq.ft
<b>Total First Floor Area</b>	<b>33.51 sq.m</b>	<b>361 sq.ft</b>
Basement Cellar	10.85 sq.m	117 sq.ft
<b>Total NIA</b>	<b>227.45 sq.m</b>	<b>2,448 sq.ft</b>

## RENT

£29,500 per annum plus insurance. Further information available on request.

## TERMS

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

## RATES

The property has a Rateable Value of £26,250, giving an approximate rates payable of £13,098.75.

We understand no rates are currently payable but recommend interested parties make their own enquiries with the Local Rating Authority.

## ENERGY PERFORMANCE CERTIFICATE

The property is assessed as D(87). A copy of the EPC is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT may be payable on the rental and other payments quoted.

## FURTHER INFORMATION/VIEWING:

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Subject to Contract  
29 March 2021

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