

# TO LET

## BAR / RESTAURANT / RETAIL



**15 TOWN STREET, HORSFORTH, LEEDS, LS18 5LJ**

- Popular Leeds suburb
- Currently fitted as bar/restaurant unit but suitable for a variety of retail/leisure uses
- Prominent location
- Busy parade
- Fitted bar with 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.

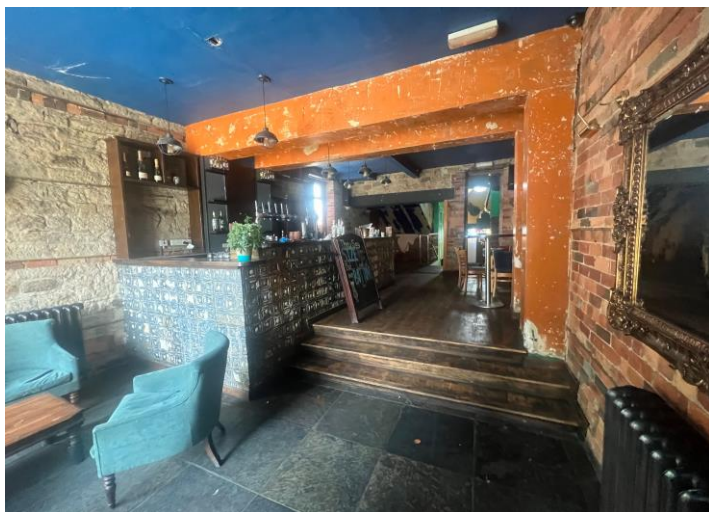
The prime retail is concentrated on Town Street which is anchored by a large Morrison's supermarket and other national retailers including Card Factory, Costa Coffee, Greggs, Halifax and Well Pharmacy. The property is located towards the end of Town Street, with neighbouring occupiers including the Post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

## 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 a second bar and seated restaurant to the rear.

There is a partially fitted kitchen and disabled WC on the ground floor, with separate male and female WC's and staff office across first floor.

To the rear of the ground floor there is a spacious enclosed outside seating area.



### Microrepresentation Act

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## 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	165.71 sq.m	1,783 sq.ft
GF Kitchen	14.56 sq.m	157 sq.ft
<b>Total Ground Floor Area</b>	<b>180.27 sq.m</b>	<b>1,940 sq.ft</b>
FF Office	9.06 sq.m	98 sq.ft
FF WC's	33.59 sq.m	362 sq.ft
<b>Total First Floor Area</b>	<b>42.65 sq.m</b>	<b>460 sq.ft</b>
Basement Cellar	45.36 sq.m	488 sq.ft
<b>Total NIA</b>	<b>268.28 sq.m</b>	<b>2,888 sq.ft</b>

## RENT

**£35,000 per annum exclusive.**

## 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 £28,750, giving an approximate rates payable of £14,346.25.

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 C(66). 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  
Oct 23

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