

SHOP TO LET WITH A5 CONSENT

90a TOWN STREET HORSFORTH

LOCATION

The premises are situated fronting Town Street in the popular North Leeds suburb of Horsforth.

Town Street is a busy retailing location which provides a wide variety of amenities including shops, banks, restaurants and a large Morrisons supermarket. In addition there are a large number of public houses/bars running the full length of the street.

DESCRIPTION

The premises are arranged at ground floor and basement with the benefit of a rear car parking space.

ACCOMMODATION

The unit has the following approximate dimensions and areas:-

Gross Frontage	6.40m	21'0"
Internal Width	6.10m	20'0"
Shop Depth	9.53m	31'3"
GF Sales	58.06m ²	625ft ²
Basement Storage	8.36m ²	90ft ²

RATES

We understand the property is assessed for rating purposes as follows:-

Rateable Value	£8,500
Rates Payable 2010/11	£3,519 (estimate)



TENURE

The property is to let by way of a new lease subject to five yearly rent reviews on a full repairing and insuring basis.

RENT

£16,000 per annum exclusive.

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

VIEWING

Strictly by appointment with the agents:-

Brackenridge Hanson Tate

Tel: 0113 244 9020

Ref: Siobhan Riley

Email: siobhan@bht.uk.com

SUBJECT TO CONTRACT
27th May 2010

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