

OPPORTUNITY TO LET

Refurbished, flexible suites available now for a variety of uses including OFFICE /CLINIC/ LEISURE/ E-COMMERCE

AVAILABLE
NOW

The Old Bakery, 89A New Road Side, Horsforth, LS18 4QD



OVERVIEW:

- 2 no. suites available:
Suite 2: 744 ft² (69.1m²)
Suite 6: 712 ft² (66.1m²)
- On site car park to rear with allocated spaces: 2 per suite (additional spaces charged at £400 per space per annum)
- Good natural light into the suites from the existing windows
- Highly secure entrance with code entry to the main door and key access into the suites
- Suitable for a variety of uses to include Office, Clinic, E-commerce, Creative/ Fitness Studio
- Newly refurbished common parts including WC and Kitchenette on each floor plus shower facilities exclusive for tenant use
- 24/7 accessibility
- Gas fired central heating
- Perimeter Trunking and modern LED lightning to both suites
- Surrounded by a number of local independent and national operators offering a vibrant and strong mix of uses including Epiphany, Zero Muda, Holden Smith Solicitors, Pooky's, Scoff, Slow Rise bakery plus Tesco Express, Status Sneakers and Subway, which collectively provide a varied amenity for any tenant

Zero Muda—Re-fill store with zero waste



Slow Rise Bakery



Status Sneakers



Location:

The property is situated behind a parade of shops on the prominent and very busy road in the popular suburb of Horsforth, fronting New Road Side, which connects with the A6120 ring road.

Horsforth is a suburb and civil parish within the City of Leeds Metropolitan Borough in West Yorkshire, located 6 miles north-west of Leeds city centre. The town is popular with young professionals who enjoy suburban living and are attracted to this vibrant area with good amenities, bar culture and excellent transport connections. The area is full of period charm and character, and Horsforth retains a real sense of community.

New Road Side is a busy suburban high street with a strong range of national and independent cafés/ shops/ restaurants/bars. In addition the area benefits from a wealth of residential housing. A selection of occupiers found along New Road Side include The Three Swords, Holden Smith solicitors, Horsforth Brewery, Crooked-Crown, Daniel shoes and Pooky’s, alongside a wider range of uses, creating a vibrant hub for businesses including hairdressers, health & beauty, fashion, estate agents and some more vibrant additions including Zero Muda, Slow Rise Bakery, Status Sneakers, SR Pilates and Epiphany.

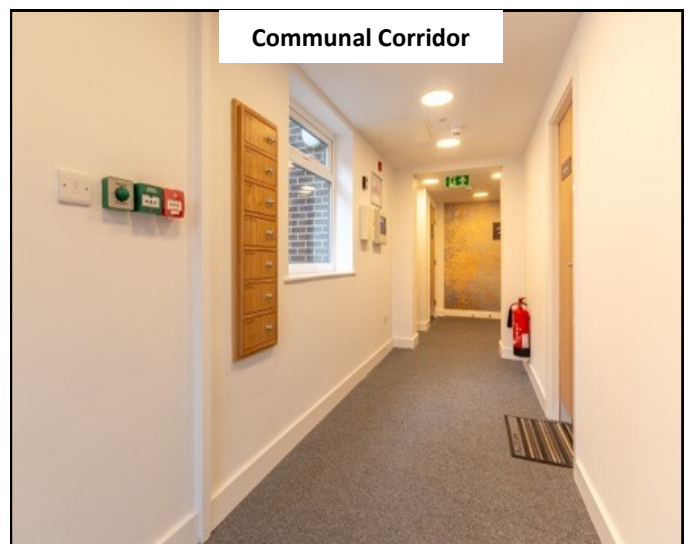


Description:

The Old Bakery is a three-story building with a distinctive brick façade located off New Road Side. The building is accessed through a newly refurbished entrance which has had a new oak glazed panel entry door and features an intercom system and individual tenant post boxes externally. The building is highly secure with code entry to the main door and key access into the suites, allowing tenants to have 24/7 access.

The available suites are located on the first floor (suite 6) and the lower ground floor (suite 2) with potential for separate access from the car park and for a roller shutter for ease of delivery and loading, dependent on the occupier's requirements. Internally both suites present well and are uniform in shape, providing an open plan configuration that is relatively column free and would be suitable for a variety of uses.

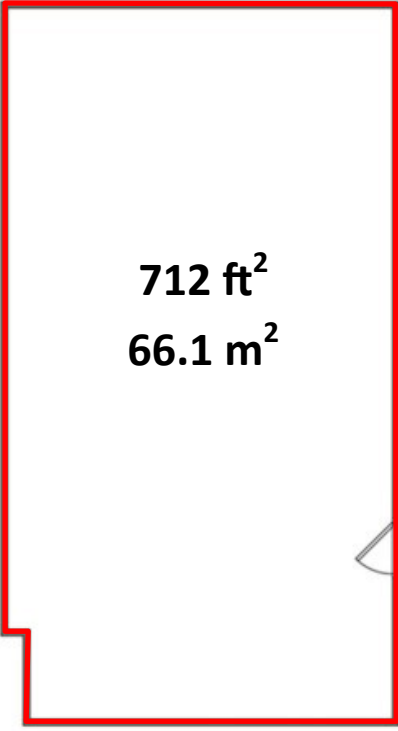
The common parts have been fully refurbished to a high standard to include modernised communal WC and kitchenette facilities on each floor as well as a new carpet and redecoration throughout. The property also benefits from generous car parking facilities at the rear.



Floor plans of Suite 2 & Suite 6

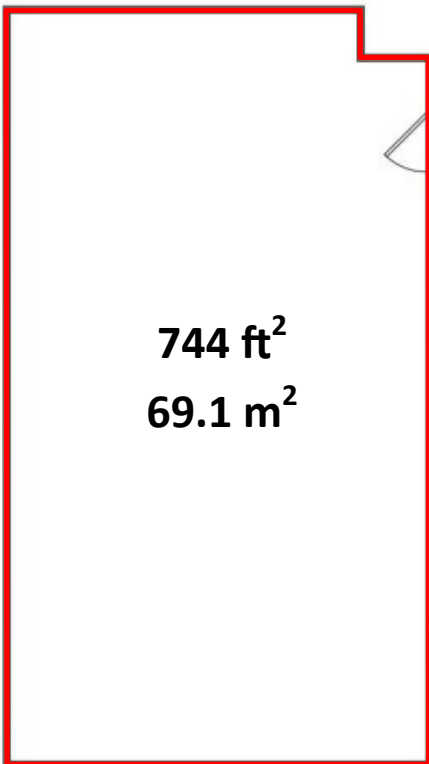
Suite 2
Dorial House

712 ft²
66.1 m²

The floor plan for Suite 2 is a red-outlined polygon. It is roughly rectangular with a small rectangular notch on the left side near the bottom. A right-angle symbol is shown at the bottom-right corner.

Suite 6
Dorial House

744 ft²
69.1 m²

The floor plan for Suite 6 is a red-outlined polygon. It is roughly rectangular with a small rectangular notch on the top-right side. A right-angle symbol is shown at the bottom-right corner.

Internal Photos of the Suites

Suite 2



Suite 6



**Terms:**

The suites are available To let by way of a new Effective Repairing and Insuring Lease.

Rent:

Suite 2—£9,300per annum

Suite 6—£9,700 per annum

VAT:

NB The property is **Not registered** for VAT

Service Charge:

There is a Service Charge for the property which equates to approximately £4.50 per square foot.

Rates:

The premises have a current 2023 rateable value of Suite 2: £3,250 and Suite 6: £6,600. Interested parties are advised to direct further enquiries to the local authority.

EPC:

The available units currently have an Energy Performance Certificate of Suite 2 E-108 and Suite 6 C-72.

All Enquiries:

For further information or to arrange a viewing please contact:

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Misrepresentations Act: Details prepared February 2024

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