

# TO LET (May Sell)

FORMER BUILDERS TRADE COUNTER  
WITH YARD & PARKING

Approx 2,300 sq ft over two  
floors



**HOLDER & CO**  
Property Consultants



## 98 Long Row

## Horsforth

## Leeds, LS18 5AT

- Approximately 2,300 sq ft over two floors
- Superb Freehold Opportunity
- Yard and Parking
- Considered suitable for other uses STP



## LOCATION

The property is well located on Long Row approximately 7 minutes walk from Horsforth rail Station and 10 minutes walk from Town Street.

## DESCRIPTION

The premises comprise a detached two storey former trade counter and stores with external stores, parking and yard. Internally the accommodation is basic, requiring investment to upgrade to suit ongoing uses. It extends to circa 2,300 sq ft over two storeys with additional basement storage. The property benefits from 3-phase electric. It is considered that the premises would be suitable for a variety of alternative uses, subject to planning.

## TERMS

The premises are offered to let on a new lease, taken 'as is' at a rental of £30,000 per annum. Alternatively the premises are offered FOR SALE. Offers in the region of £395,000 on an UNCONDITIONAL basis only.

## RATEABLE VALUE

The current Rateable Value is £19,500 effective from 1st April 2026.



## VAT

VAT is not payable on the rental or purchase price.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## CONTACT

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SUBJECT TO CONTRACT