



**40 YEARS' PROPERTY
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ADDRESS**258D TINSHILL ROAD, LS16 7BT****RENT****£9,500 PA PA**

Located on a retail parade within a densely populated residential area attracting customer base from the immediate area of Cookridge and Horsforth but as the the previous client found that due to the easy access and public transport links she had 'destination' clients from much further afield which has lead to the need to expand to larger business premises. This is a great shop in a great location, it may only be small but would be ideal for a small business or a cost effective option for a 'start up' business in order to get established in the market, the size allows for a low rent and low rates so don't miss this little gem. The Rateable Value (VOA 2010) is published as £6900 per annum, as this figure falls below the threshold there should be nothing payable. Please seek advise and information regarding this with the local council. 360 link:- Main Retail area <https://canvas.io/viewer/fNsoEgeO> (please copy and paste to browser) Store/office <https://canvas.io/viewer/IWwDiaqE> (please copy and paste to browser) WC <https://canvas.io/viewer/rmc3BvbM> (please copy and paste to browser)



