



**7 CROSSHILLS  
KIPPAX  
LEEDS  
LS25 7JP**

**FOR SALE**

**FULLY LET RETAIL INVESTMENT**

**INCOME OF £10,500 PA**

**LOCATION**

The premises are located within the heart of Kippax adjacent to the roundabout at the junction between Crosshills, High Street, and Leeds Road.

**DESCRIPTION**

The premises a large single storey retail/showroom property within which most of it is open plan sales space with some additional storage and staff facilities. There is a small forecourt providing loading/customer parking.

**ACCOMODATION**

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1st Edition, May 2015, the unit provides a net internal floor area of 1,400 sq ft (130.1 sqm).

**LEASE TERMS**

The lease has recently been renewed in January 2021 for a term of 10 years, with tenants options to break at the end of the 3rd and 6th years. The current passing rent is £10,500 pa. It is understood that VAT is not applicable on this property.

**TENURE**

The property is offered on a freehold basis subject to the above lease. Offers are invited on a guide price of £160,000. It is understood that VAT is not applicable.

**RATEABLE VALUE**

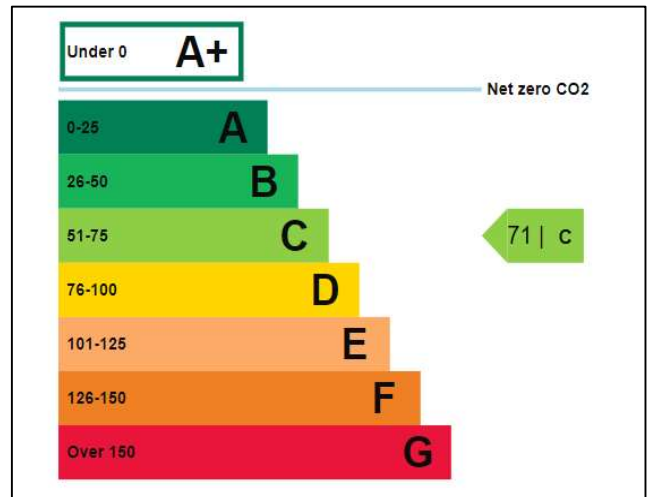
According to the Valuation Office Agency website, the premises has a current 2023 rateable value of £10,250. Interested parties are advised to direct further enquiries to the local authority.

**VIEWING/FURTHER INFORMATION**

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 ([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)) or Alfie Stevens-Neale on 0113 239 5778 ([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)).

**SUBJECT TO CONTRACT**

Details prepared January 2024.



MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton Ltd has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

