



28 Harrogate Road, Rawdon, Leeds LS19 6HJ
FOR SALE

AdairPaxton
Property Specialists

Location

The property is located prominently fronting Harrogate Road (B6152) in the popular and affluent area of Rawdon. The position is close to the junction with the A65, which is a main arterial route between Leeds and north western suburbs. The surrounding area is densely populated, with further retail units located nearby.

Description

The property consists of a 3-storey stone built end terrace fronting Harrogate Road. Internally at ground floor level are two commercial units - a barbers shop and a large beauty salon. Above, there is a 1 bed flat at first floor level and another 1 bed flat. Both of which are tenanted.

Accommodation

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1st Edition, May 2015, the two retail premises provides the following approximate internal areas:

Beauty Salon 391 sq ft (36.3 sq m) of which consists of a shop front area benefiting from a couple of treatment rooms, storage and kitchen facilities.

Barbers 156 sq ft (14.5 sq m) of which consists of an open plan sales area.

Flat 1 comprises an open plan kitchen living area, bedroom and WC with plenty of storage space.

Flat 2 comprises a separate kitchen and lounge as well as bedroom and WC, again benefiting from storage space.

Tenancies

The property is a fully let investment with both shops let on formal commercial leases. Both residential flats are let on an Assured Shorthold Tenancy. See the tenancy schedule on page 3 for more details.

Terms

The property is offered for sale on a freehold basis, subject to existing tenancies at a guide price of £305,000. It is understood that VAT is not applicable on this property.

Business Rates/Council Tax

According to the Valuation Office Agency website the commercial premises have 2023 Rateable Values of £4,450 (barbers) and £5,300 (beauty salon) respectively. Both flats fall under Council Tax Band A. Interested parties are advised to make their own enquiries in this respect.

EPC

The commercial properties benefit from an Energy Performance Certificate of C - 72 for the beauty salon and D - 95 for the barbers.

The residential properties benefit from an Energy Performance Certificate of D - 63 for flat 1 and C - 69 for flat 2.

Viewing/Further Information

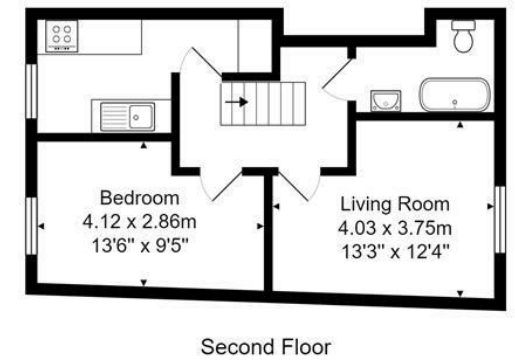
For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 2395778 (alfie@adairpaxton.co.uk) or Simon Dalingwater on 0113 2395777 (simon@adairpaxton.co.uk)

	TENANCY	RENT (PA)	NOTES
Unit 2 – Let to a private individual	A 3-year lease that commenced 1 st September 2023 for a period of 3 years.	£4,680 Payable monthly	Currently let to a barbering company.
Unit 1 – Let to a private individual	A 3-year lease that commenced 1 st September 2023 for a period of 3 years.	£6,240 Payable monthly	Currently let to a beauty salon.
FLAT 1	Let on an Assured Shorthold Tenancy.	£6,660 (£555pcm)	
FLAT 2	Let on a Assured Shorthold Tenancy.	£7,140 (£595pcm)	
	TOTAL	£24,720 PA	





FLOOR PLANS



All measurements are approximate and for display purposes only.
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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