

MIXED USE FREEHOLD INVESTMENT

Income: £23,380 pa

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- Fully Let
- 7.9% Yield
- 2 Ground Floor Retail Units and 1x First Floor 2 Bed Apartment



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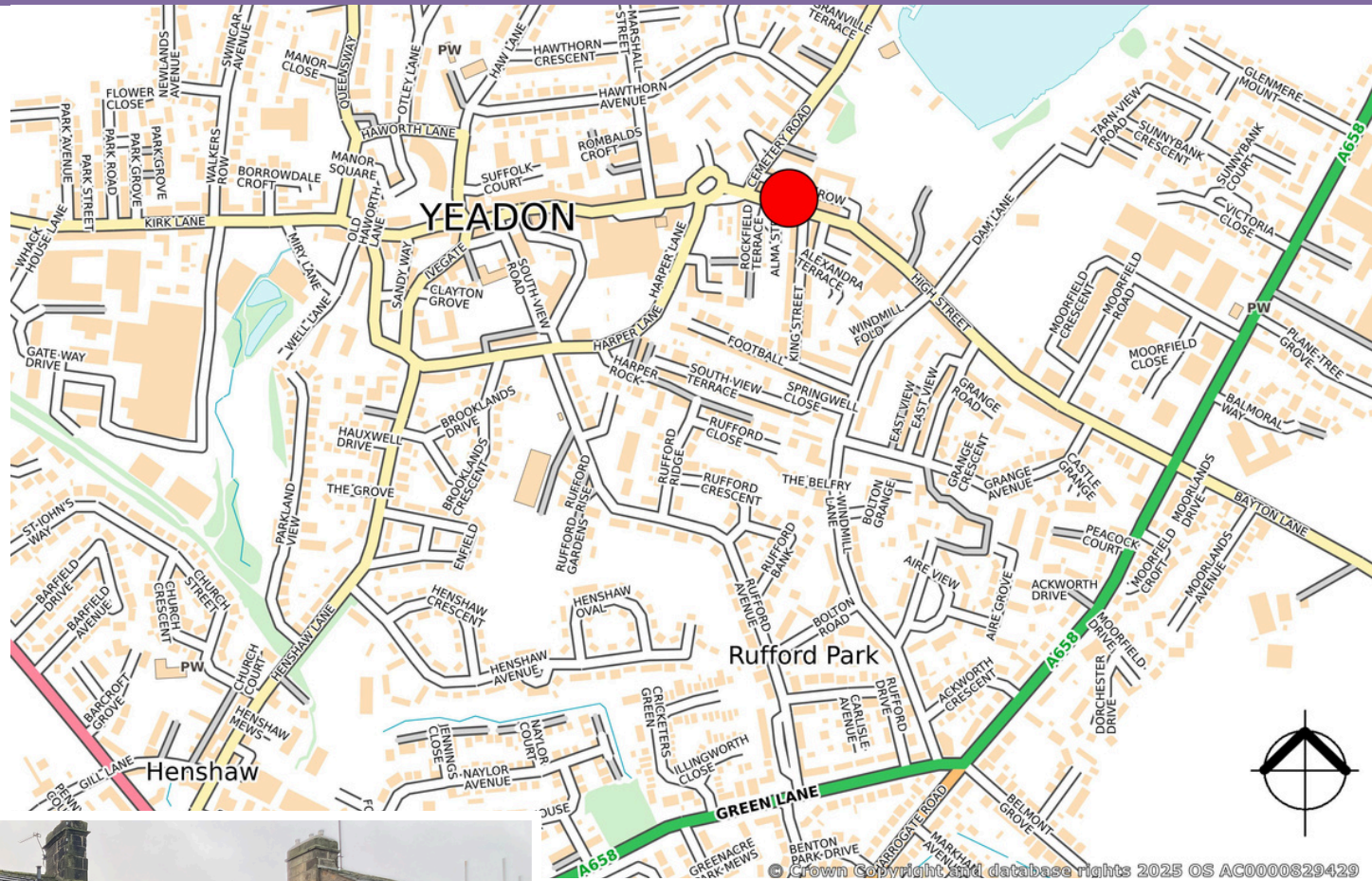
FOR SALE

83 High Street
Yeadon
Leeds
LS19 7TA

Guide Price:
£295,000

LOCATION

The property is located prominently on High Street in Yeadon and is situated just before the one-way system. Within the locality are both great transport links and also amenities such as Morrisons, Oxfam, Card Factory and Greggs. The property is 8 miles North West of Leeds City Centre and within 2 miles of Leeds Bradford Airport.



83a



DESCRIPTION

The property comprises a two-storey, stone-built building under a pitched roof. At ground floor level there are two retailers. No.83a is trading as Barbershop and No. 83B as a hair dresser. The first floor (83c) is let as a 2 bedroom residential apartment.

Both retail properties benefit from a main road window frontage and comprise of a main sales with kitchen and toilet facilities to the rear.

The apartment is accessed by an external stair case to the rear of the property and consists of 2 bedrooms, kitchen, living room and bathroom. The residential element benefits from a gas central heating system as well as rear garage and a single vehicle parking space to the rear.



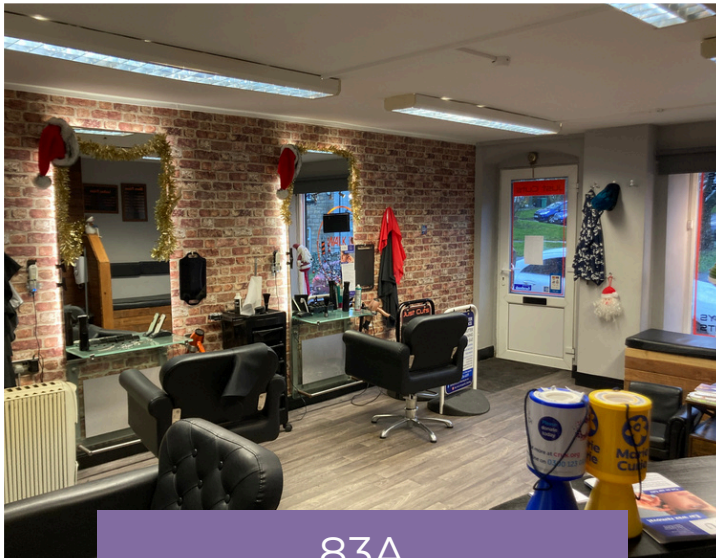
83a



83B



83B



83A



83A



Tenancy Schedule

- No. 83A are 83B are both long standing tenants on commercial lease agreements.
- The first floor residential flat is let on a Assured Shorthold tenancy.
- It is understood that VAT is not applicable on this property.

Unit No.	Use	Tenant	Tenancy Details				Rent P/A	Rent pcm	Floor Area (sq ft)		Tenancy Notes	EPC
Commercial			Lease Commencement	Lease Expiry	Break Option	Rent Review			Sq Ft	Sq M		
83A	Barbershop	Private Individuals T/A Just Cuts	01/04/2025	31/03/2030	N/A	01/04/2028	£ 8,220.00	£ 685.00	350	32.5	Rent review on the 3rd year anniversary of the rent commencement date	C-63
83B	Hairdressers	Private Individuals T/A Tribe	01/08/2024	31/07/2027	N/A	N/A	£ 7,000.00	£ 583.33	253	23.5		D-77
Residential												
83C	Residential AST	Private Individual	26/06/2024	26/06/2025	NA	NA	£ 8,160.00	£ 680.00			Including rear garage	C-69
Total							£23,380	£1,948.33				

Floor Plan

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the ground floor commercial elements have been measured on an approximate net internal basis.

Unit No.	Sq Ft	Sq M
83A	350	32.5
83B	253	23.5
Total	603	56





EPC

It is understood that the property has the following EPC assessment ratings:

83A - C63

83B - D77

83C - C69

TERMS

The property is offered for sale on a freehold basis, subject to existing tenancies at a guide price of £295,000.

VAT

It is understood that VAT is not applicable.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed with a 2023 Rateable Value 83a - £6,600 and 83b - £4,600. The residential flat falls under Council Tax band B.

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**FOR FURTHER INFORMATION OR TO
ARRANGE A VIEWING, PLEASE CONTACT:**



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Property Specialists ■ ■ ■ ■