

FULLY LET INVESTMENT

TOTAL INCOME: £14,610

.....

- High footfall area
- 7.3% yield
- Recently refurbished apartment
- Fully let investment



commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)

FOR SALE



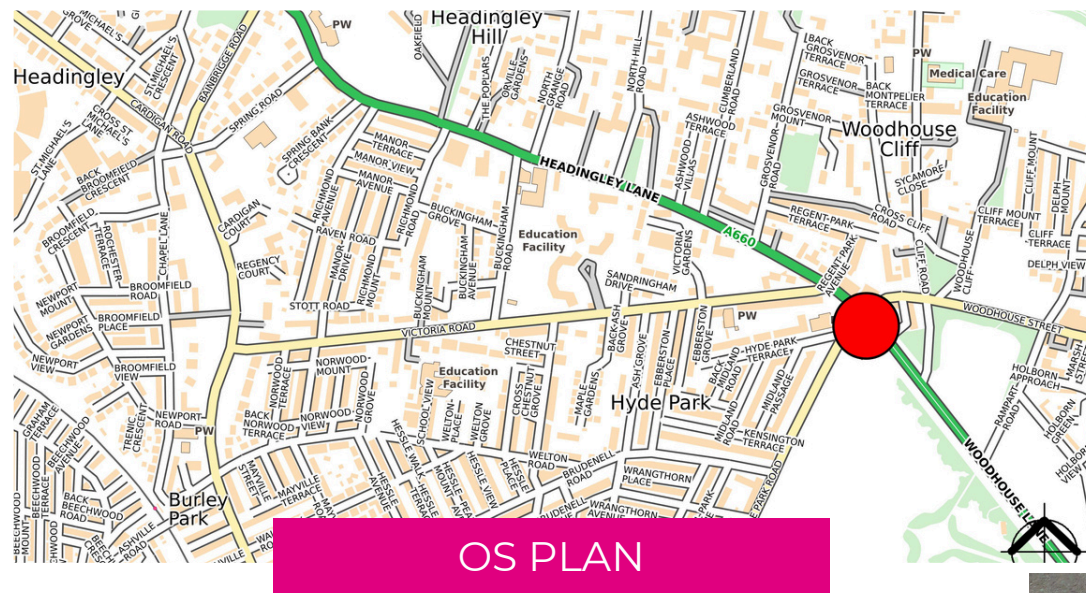
11 Hyde Park Corner
Headingley, Leeds,
LS6 1AF

£200,000
Guide Price

LOCATION

The subject property is located on Woodhouse Lane which provides Headingley with a direct route to Leeds City Centre. The area itself is in a densely populated residential area and therefore benefits from a high level of footfall.

The property is located prominently and finds itself on a bus route. The property is 1.5 miles away from Headingley Station, within a mile of Burley Park train station and approx 1 mile away from Leeds City Centre.



RETAIL UNIT



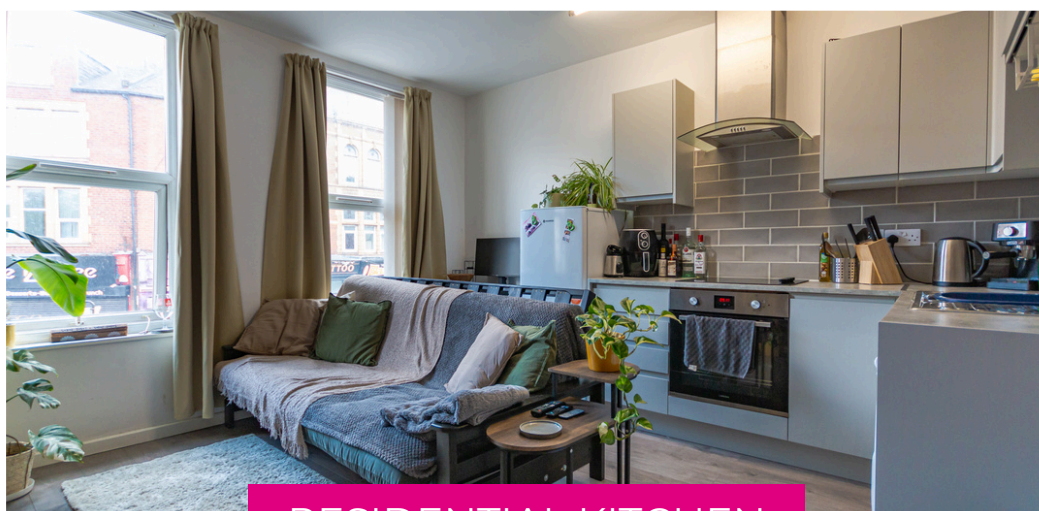
DESCRIPTION

The property comprises a 3 storey, mid terrace, brick built building under a pitched roof.

The ground floor is currently let to a barbershop and comprises an open plan retail space with kitchenette and WC facilities at the rear right of the unit.

Access to the residential apartment is at the rear of the property. Upon entry you are welcomed by the stairs which takes you up to the first floor. The first floor presents well and comprises an open plan kitchen/living room.

At second floor level there is a bathroom and the bedroom which again present well.

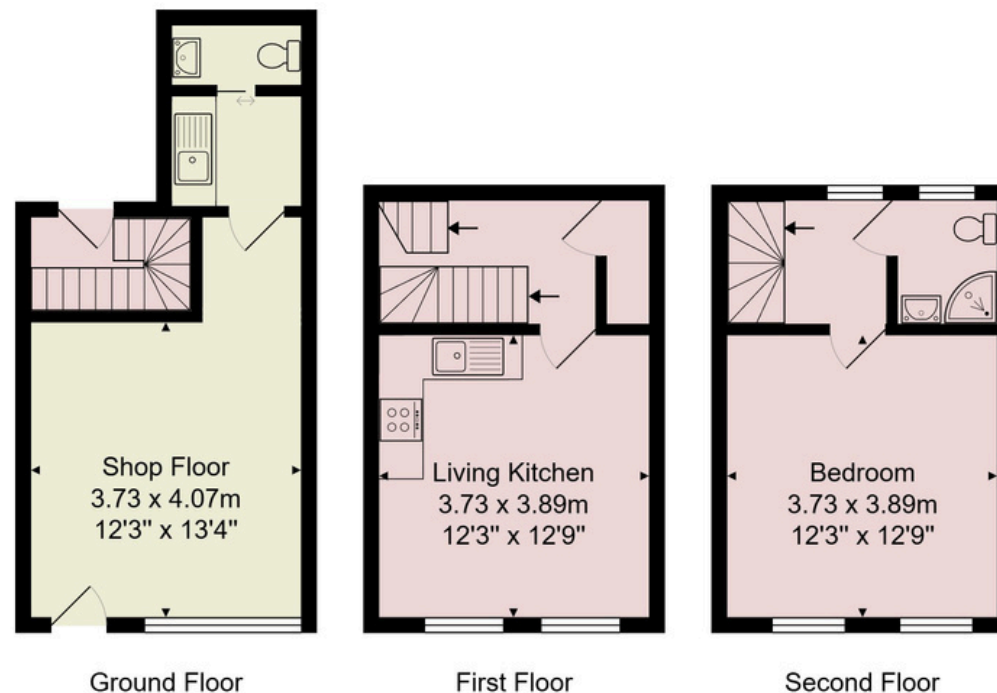


RESIDENTIAL KITCHEN

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the commercial element has been measured on a net internal area and the residential apartment has been measured on a gross internal area. They have an approximate floor area of:

	Sq Ft	Sq M
Ground Floor	218	20.2
First Floor	156	14.5
Second Floor	156	14.5
Total	530	49.2



All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurement.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreement.



EPC

The Commercial shop benefits from an EPC of C - 74. The residential apartment has an EPC of D - 64.

TERMS

The freehold property is available for sale subject to its existing tenancies at a guide price of £200,000.

VAT

It is understood that VAT is not applicable.

TENANCIES

The ground floor commercial unit is let at £6,210 per annum. The lease expires on 31/10/2028. The residential apartment is let on an AST at a rent of £8,400. The tenancy runs until 31/08/2026.

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 from the 2023 list: Rateable Value: £2,700. The apartment falls under Council Tax band A.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.

Adair Paxton and any joint agent on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Adair Paxton in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Adair Paxton nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Adair Paxton, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) No person employed by Adair Paxton has any authority to make or give any representation or warranty in relation to this property. (5) VAT: The VAT position relating to the property may change without notice. (6) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Adair Paxton may be required to establish the identity and source of funds of all parties to property transactions. The date of this publication is September 2024.

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



Will Tomlin

will.tomlin@adairpaxton.co.uk

0113 239 5776



Alfie Stevens-Neale

alfie@adairpaxton.co.uk

0113 239 5778

.....
For all other commercial enquiries:

commercial@adairpaxton.co.uk

www.adairpaxton.co.uk

0113 239 5770

Adair Paxton EST 1859
Property Specialists ■ ■ ■ ■