

FULLY LET INVESTMENT

TOTAL INCOME: £28,670

- Prominent location
- Recently refurbished apartment
- 7.2% Yield
- Additional Rear Lock up



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0113 239 5770 (Ext 2)



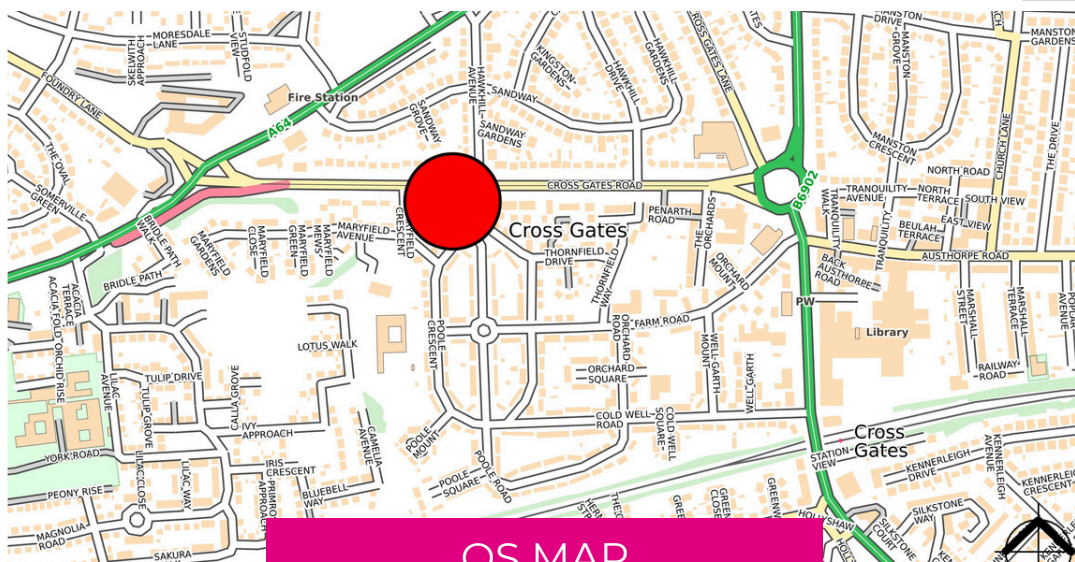
FOR SALE

**74 Cross Gates Road
Leeds, Crossgates
LS15 7NN**

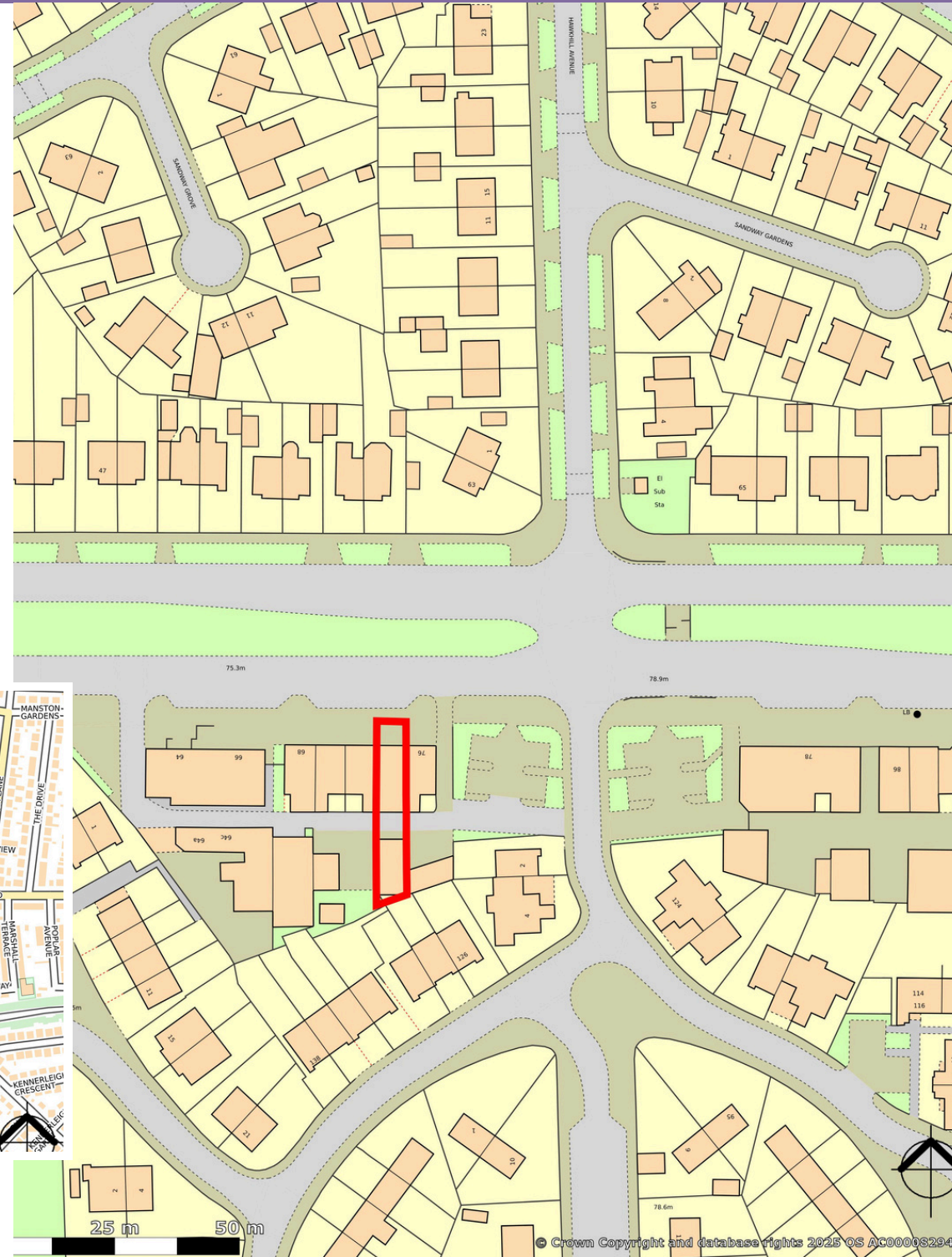
**£400,000
Guide Price**

LOCATION

The property is located conveniently on Crossgates Road which is sat in between the A64 and Station Road (central Crossgates). The property benefits from being 1 mile from Cross Gates Train Station and within 5 miles from Leeds City Centre.



OS MAP



FRONT SHOT



DESCRIPTION

The property comprises a mid-terraced, 3 storey, mixed use property under a pitched roof. To the rear there is a semi-detached lock up style garage.

Internally, the ground floor retail unit is open plan with an office area at the rear. This is currently let to a performing arts business. The space benefits from LED lighting and electric heating.

The residential element comprises a spacious 2-bedroom apartment which has been recently refurbished throughout.

To the rear of the subject property there is a lock up style double garage which is currently used for storage purposes. To the rear of the unit, there is an office that has been erected by the current tenant.



LOCK UP UNIT



RETAIL SPACE



RESIDENTIAL KITCHEN



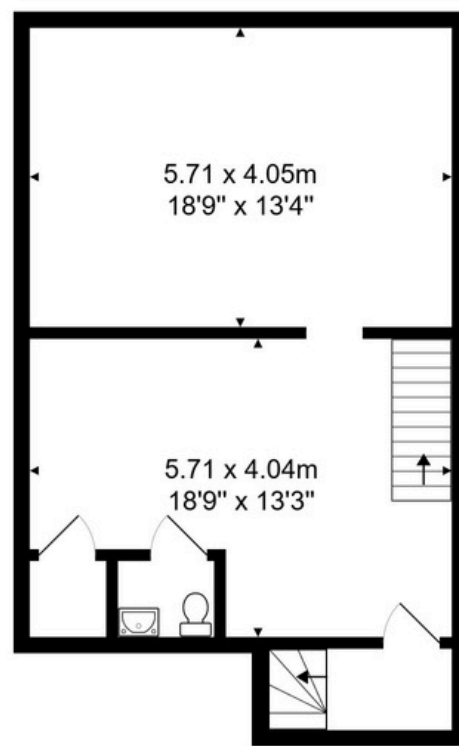
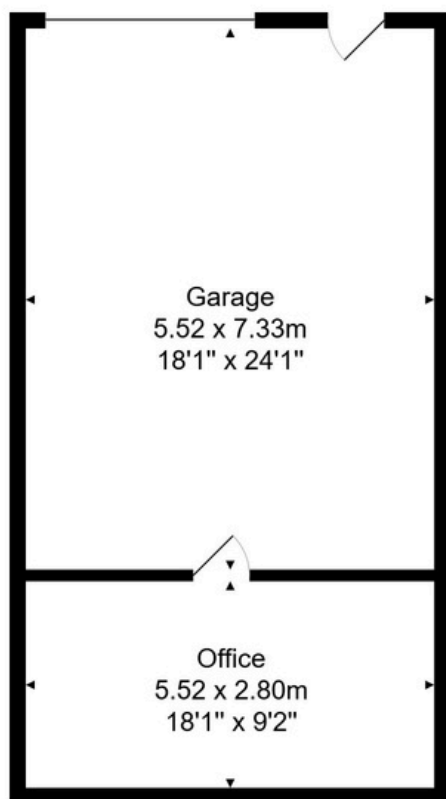
RESIDENTIAL BATHROOM



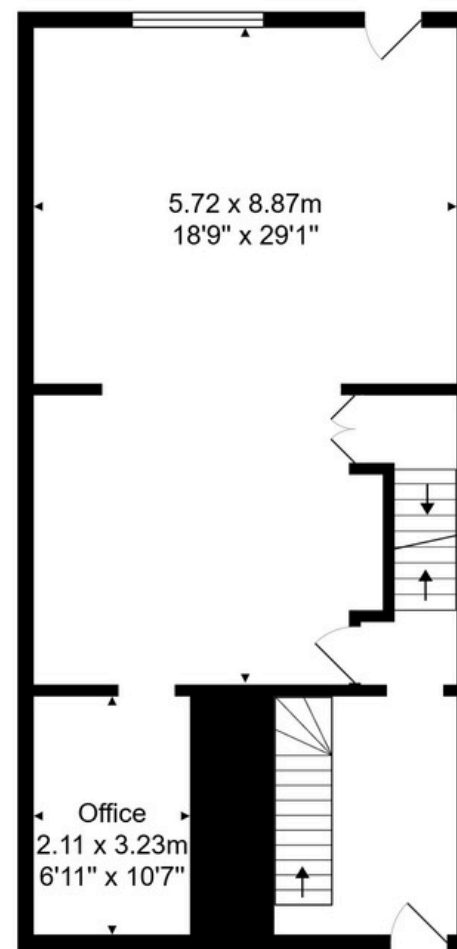
BEDROOM



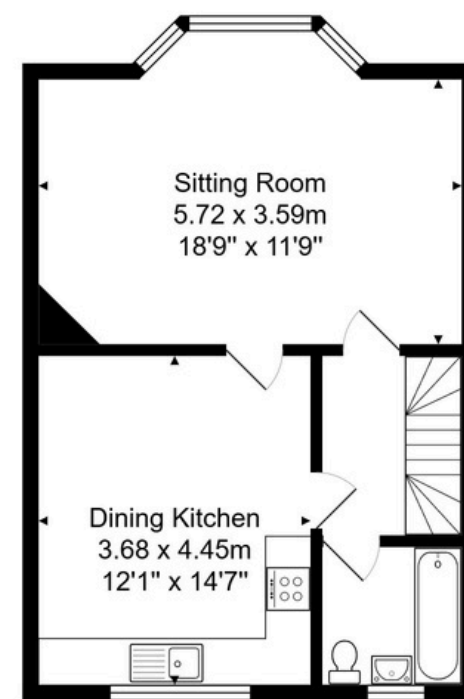
FLOORPLAN



Lower Ground Floor



Ground Floor



First Floor

TENANCY SCHEDULE

Demise	Use	Tenant	Tenancy Details				Rent P/A	Rent pcm	Floor Area (sq ft)	
Commercial			Lease Commencement	Lease Expiry	Break Option	Rent Review			Sq Ft	Sq M
74	Performing Arts	Fever Casting Limited	01/01/2024	31/12/2026	N/A	N/A	£ 10,800.00	£ 900.00	612	56.9
Rear of 74 (Lock Up Style Unit)	Storage/Office	Apex Solutions (Yorkshire) Limited	15/10/2024	14/10/2025	N/A	N/A	£ 7,250.00	£ 604.17	253	23.5
Residential										
74a	ResidentialAST	Private Individual	04/01/2025	03/01/2026	N/A	NA	£ 10,620.00	£ 885.00	942	87.6
Total							£ 28,670.00	£ 2,389.17		



EPC

The residential apartment benefits from an EPC rating of D – 58. The retail premises benefits from an EPC rating of D – 93

VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

LEGAL COSTS

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

TERMS

The property is offered on a freehold basis subject to existing tenancies as outlined above, at a guide price of £400,000.

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:
Retail Shop - £10,500 per annum
Lock Up Unit - £4,250 per annum.

COUNCIL TAX

It is understood that the residential apartment falls under council tax band A.

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



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Property Specialists ■ ■ ■ ■