

FULLY LET COMMERCIAL INVESTMENT

Income: £23,000 pa

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- COMPRISES 2 LONG ESTABLISHED RETAIL SHOPS, WITH UPPER FLOORS
- FULLY LET
- CENTRAL VILLAGE LOCATION



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FOR SALE

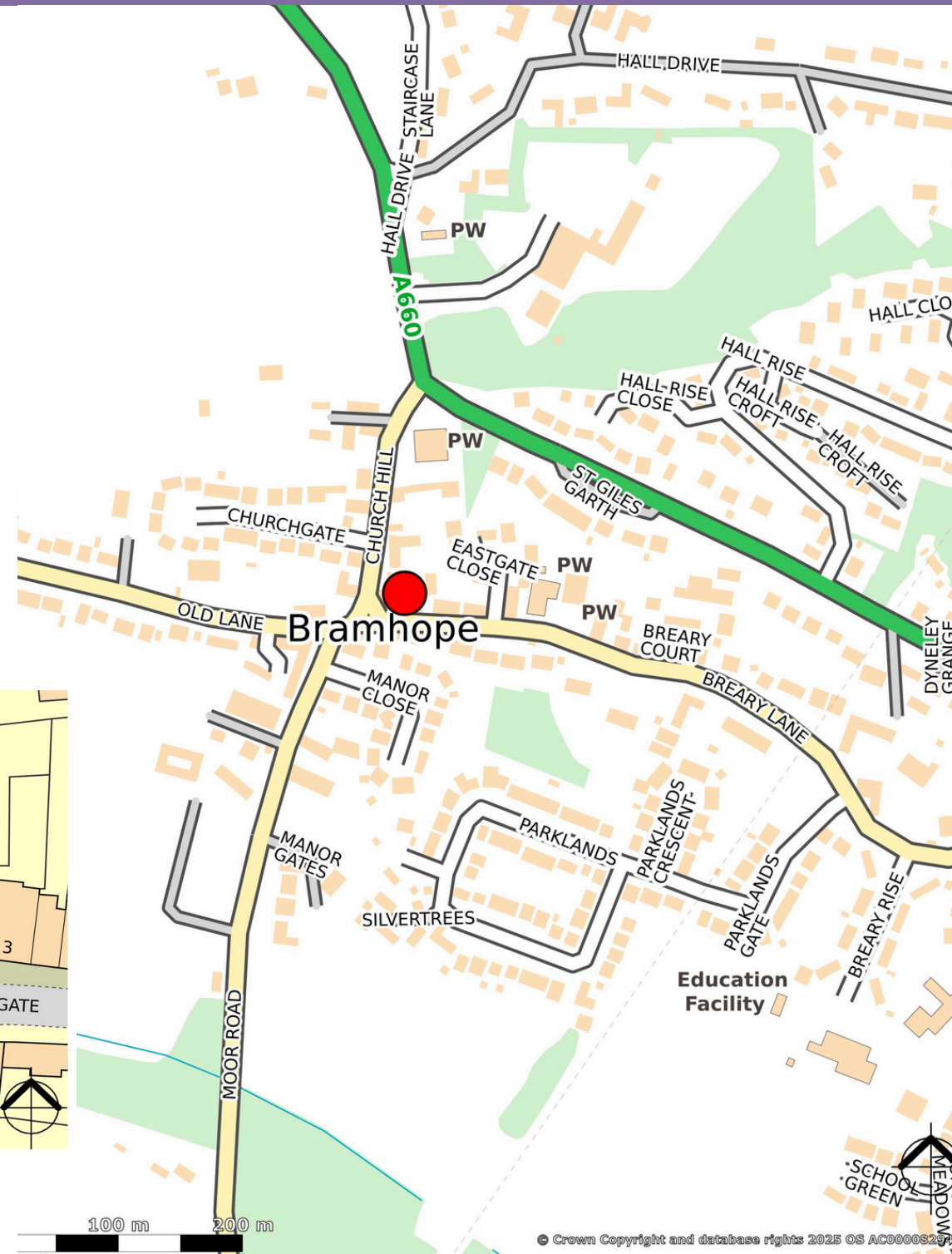
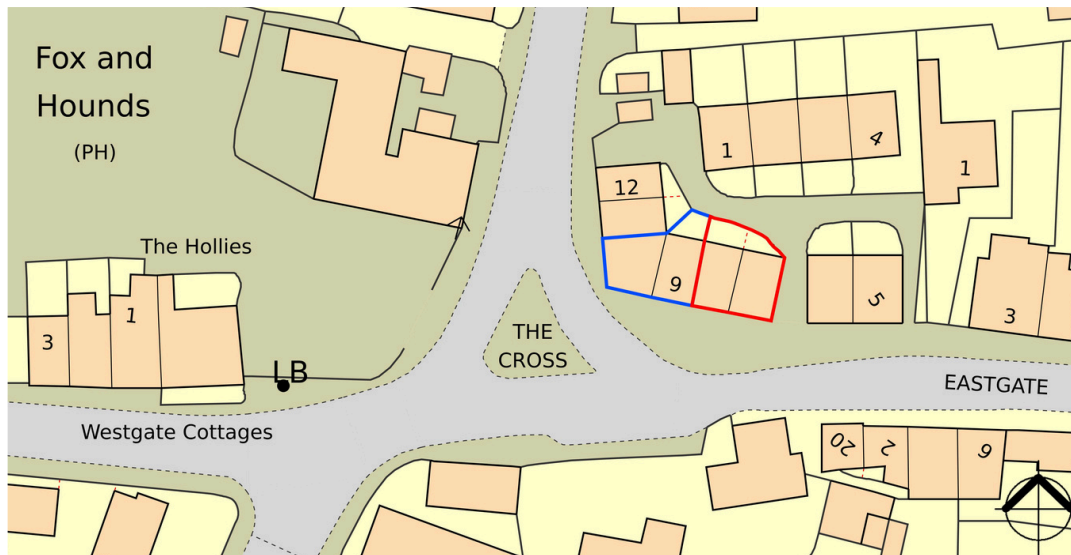


**7-8 & 9-10 The Cross
Bramhope, Leeds
LS16 9AX**

**Guide Price
£450,000**

LOCATION

Located prominently fronting The Cross in the charming village of Bramhope, Leeds LS16, this property enjoys a central village position—at the crossroads of Eastgate and the local High Street (The Cross). The two occupiers – The Village Bakery and The Village Newsagents are the hub of the local community, both having been long established and held in high regard locally. Bramhope itself is a desirable village just 9 miles north of Leeds city centre, known for its affluent feel, spacious homes, and welcoming community atmosphere.



ACCOMMODATION

Commercial

- The property comprises of two separately let retail units.
- No. 7-8 The Cross comprises of a ground retail sales area with kitchen/ WC facilities and rear storage. The first floor, which is accessible from both the ground floor internally as well as a separate external door to the front of the property, comprises of 3 separate ancillary storage rooms with kitchen and WC.
- No. 9-10 The Cross includes a ground retail area with commercial kitchen and preparation room to the back. Similarly the first floor can be accessed internally through the rear ground floor store room or from a separate external door access to the front elevation of the property. Upstairs there are two separate store rooms, kitchen and bathroom.
- Externally each of the properties benefits from a small yard area to the rear.





ACCOMMODATION

We understand the property comprises of the following approximate areas. Please be advised that these measurements are for marketing purposes only and that all interested parties should rely on their own enquiries.

7-8 The Cross

Ground Floor: 596 Sqft (55.4 Sqm)

First Floor: 623 (57.9 Sqm)

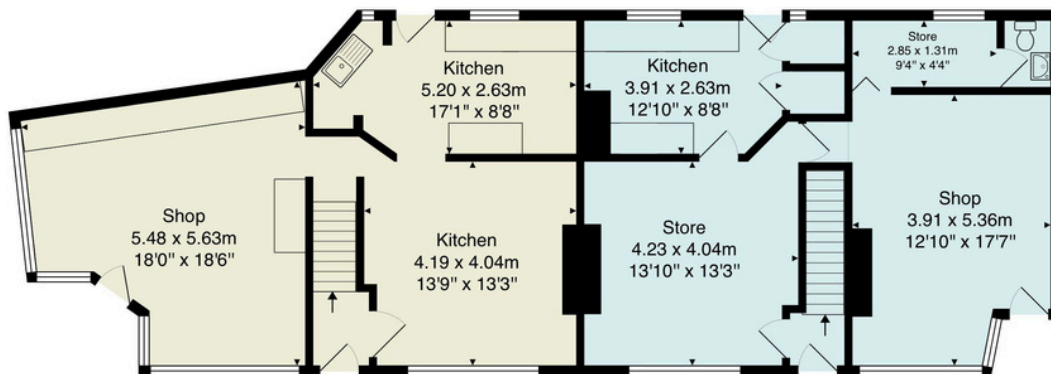
9-10 The Cross

Ground Floor: 818 Sqft (76 Sqm)

First Floor: 564 Sqft (52.4 Sqm)

Total: 2,601 Sqft (241.7 Sqm)

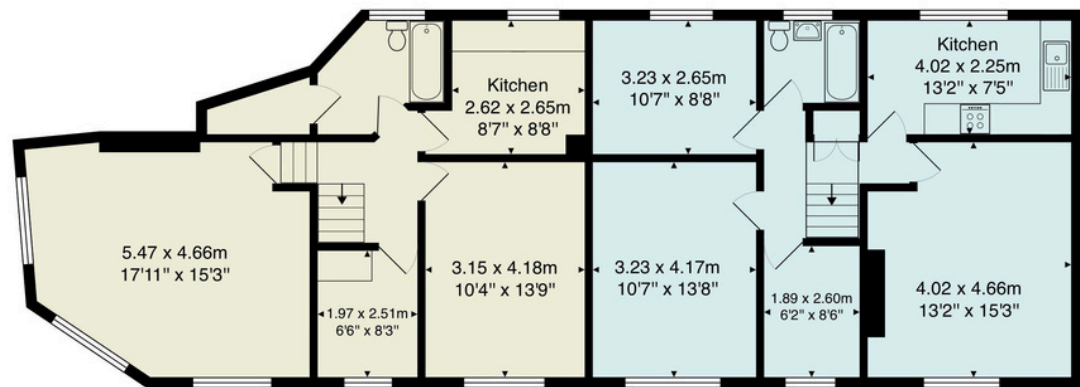
GROUND FLOOR



NO. 9-10

NO. 7-8

FIRST FLOOR



NO. 9-10

NO. 7-8

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 measurements of the rooms.
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TENANCY SCHEDULE

The property is a fully let investment with two retail occupiers on formal commercial leases (Full repairing and insuring basis).

Address	Use	Tenant	Tenancy details				Rent P/A
			Lease commencement	Lease Expiry	Break Option	Rent review	
7-8 The Cross	Newsagents	Private individual	01/02/2023	31/01/2028	n/a	01/02/2026	£10,000
9-10 The Cross	Bakery	North Leeds Catering Ltd T/A The Village Bakery	24/02/2024	23/02/2029	n/a	24/02/2027	£13,000



EPC

It is our understanding that the property currently has the following EPC Ratings:
7-8 The Cross: E-110.
9-10 The Cross: Re-assessment instructed

TERMS

The property is offered for sale on a freehold basis, subject to existing tenancies at a guide price of £450,000.

VAT

It is our understanding 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 as per the 2023 rating list:
7-8 The Cross: £7,200
9-10 The Cross: £10,250

8 The Cross: Council Tax Band C

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



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