

Adair Paxton  
Property Specialists ■ ■ ■ ■ ■ EST 1859

# MIXED-USE FULLY LET INVESTMENT OPPORTUNITY

**CURRENT INCOME:  
£20,240 pa**

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- Workshop
- Offices with Storage
- 3 Bed Residential Apartment
- Significant Scope for Redevelopment (STP) and Asset management
- Town Street Location



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# FOR SALE

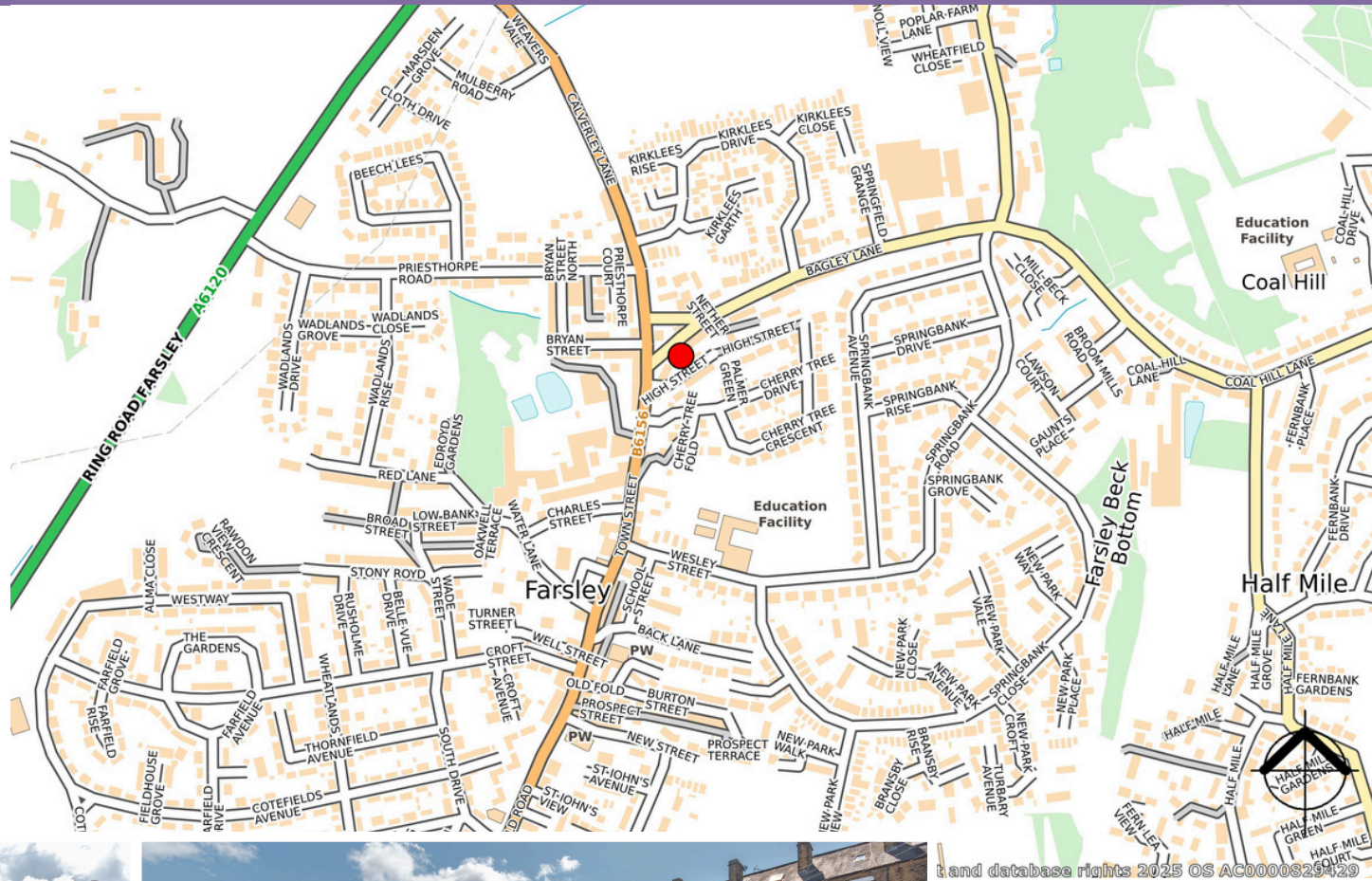
**118-122 Town Street,  
Farsley, Leeds  
LS28 5LF**

**Guide Price  
£375,000**



# LOCATION

This mixed use property is prominently located on Town Street in Farsley, approximately 6 miles west of Leeds centre and 4 miles east of Bradford city centre. The Farsley Ring Road (A6120) and Stanningley Bypass are in close proximity which provides direct access to Leeds and Bradford. Town Street benefits from a variety of local amenities including Sunny Bank Mill and Farsley Co-op.



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# TENURE

The property is held on a freehold basis and offered subject to existing tenancies.

Red line boundary for indicative purposes only. Interested parties are advised to make their own enquiries







## DESCRIPTION

A prominent and characterful period building, constructed predominantly of stone under a pitched roof and with a single storey annex to the rear, linking in to a terrace of garages and a separate self contained workshop beyond.

The main building is used as offices at ground floor, storage in the basement and workshop/ storage space within the rear annex and garaging. The first floor of the main building comprises a separately accessed, self contained apartment comprising 3 bedrooms, lounge, kitchen and bathroom.

The property provides significant asset management opportunities to refurbish, redevelop and enhance the rental income achievable here. It could also suit an owner occupier seeking office and workshop/ storage premises for their own business.











# ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:



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
- It does however offer some flexibility in that the occupier of the offices and storage (GEO PEARSON LTD) would be willing to vacate if the purchaser prefers, in order to allow owner occupation or redevelopment.
- **TOTAL FLOOR AREA: 5,329 Sq Ft (500.9 Sq M)**

Address	Use	Tenant	Tenancy details				Rent P/A	Rent PCM	Floor Area		EPC
Commercial			Lease commencement	Lease Expiry	Break Option	Rent review			Sq Ft	Sq M	
Ground Floor	Offices and Store	GEO E PEARSON LTD	01/09/2023	31/08/2026	6 Month Rolling	n/a	£6,000	£500.00	GF Office: 805 GF Storage: 2,202 Basement: 590 <b>Total: 3,597</b>	74.8 204.6 54.9 <b>334.2</b>	E-110
Rear Unit	Workshop / Garage	Private individual	17/02/2024	16/02/2027	6 Month Rolling	n/a	£5,600	£466.67	888	82.5	C-59
Residential											
First Floor Flat	Residential AST	Private individual	20/06/2025	19/06/2026	Rolling break - Either Party - 2 months	n/a	£8,640	£720	907	84.3	E-54
TOTAL INCOME							£20,240				
ERV (In our opinion)							£32,000				





## TERMS

The property is offered for sale on a freehold basis, subject to existing tenancies at a guide price of £375,000.

## VAT

It is understood that VAT is not applicable on this property.

## 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:

- Main office/ storage 118 - Rateable Value =£7,300
- Workshop 122b “Willey House” – Rateable Value = £2,475
- Residential flat 120A- Council Tax Band A

## EPC

The property currently possesses the following EPC ratings:

- Office / Storage: E-110
- Workshop: C-59
- Residential Flat: E-54

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



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