

## FULLY LET INVESTMENT

**TOTAL INCOME:**  
**£30,000 per annum**

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- Fully Let Investment
- Popular Suburb
- High Footfall Location
- 8.6% Yield



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**FOR SALE**

**29 Austhorpe Road**  
Crossgates, Leeds  
LS15 8BA

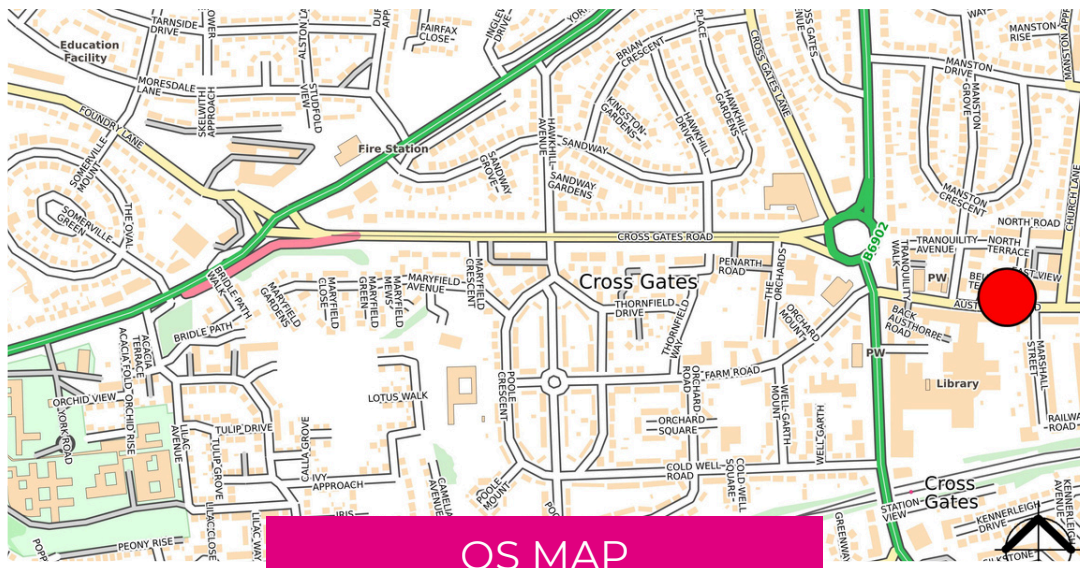
**Offers Over**  
**£350,000**



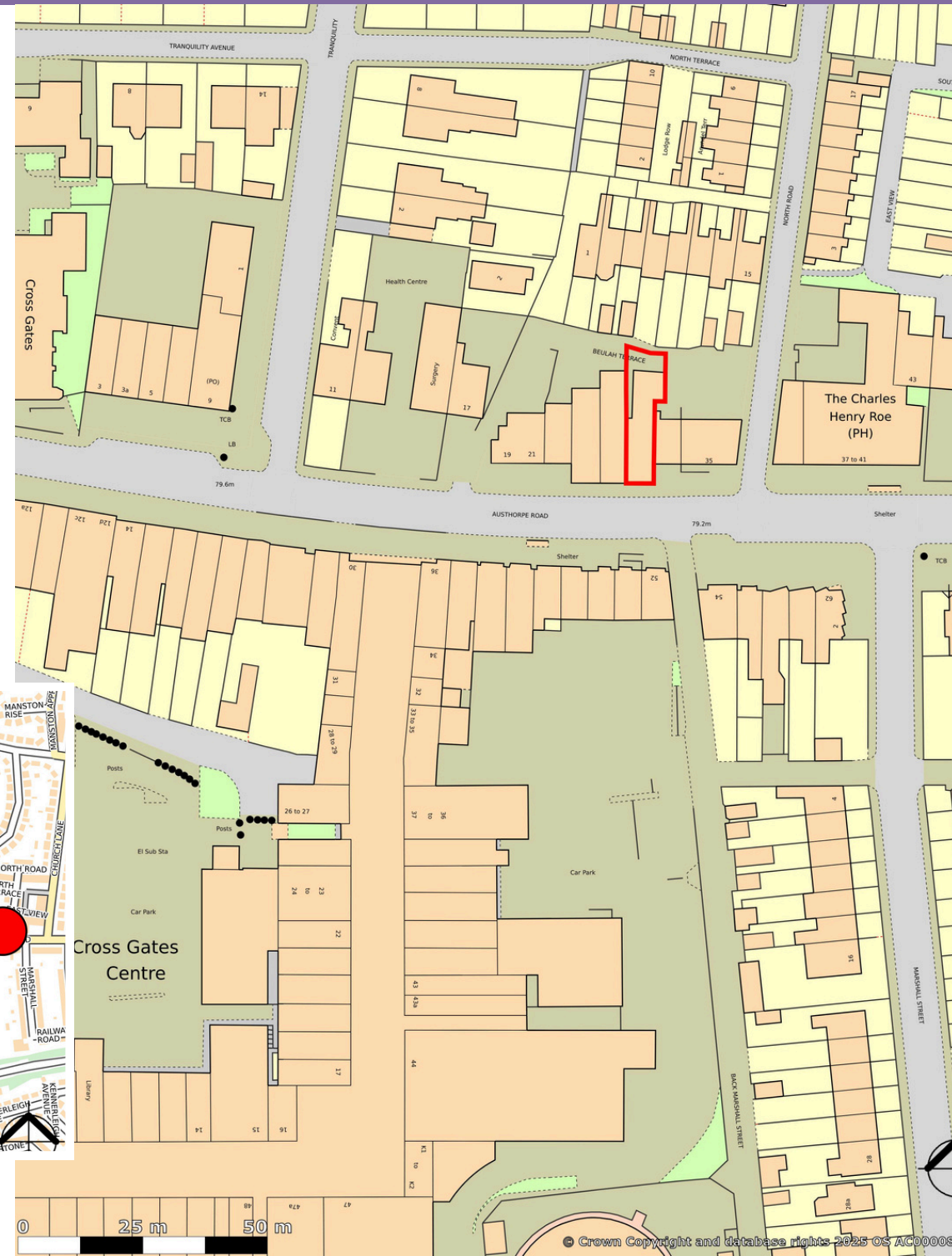
# LOCATION

The subject property is located on Austhorpe Road which is a high footfall area in Crossgates. Within close proximity to the property are some large national occupiers such as Costa Coffee, Cooplunds and Greggs.

The property is located on the other side of the road to the Cross Gates Shopping Centre. It is also within 0.3 miles of Cross Gates Train Station and is 5 miles East of Leeds City Centre.



OS MAP





## GROUND FLOOR SALES



## DESCRIPTION

The property comprises a mid terraced, two storey, brick built building under a pitched roof.

At ground floor level, the property is let to a Limited Company trading as 'SMASH official'. The ground floor is open plan with the sales area at the front of the property and the kitchen facilities at the rear.

The ground floor tenant also benefits from a basement whereby there are 3 rooms that are ideal for storage purposes.

To the rear of the property, there is separate access to the residential apartment.

Upon entry, at first floor level, you are welcomed by the hallway whereby the lounge, kitchen and bathroom is accessible.

At second floor level, there are two good sized bedrooms.

Externally, the residential tenant benefits from 1 car parking spot.



## GROUND FLOOR KITCHEN





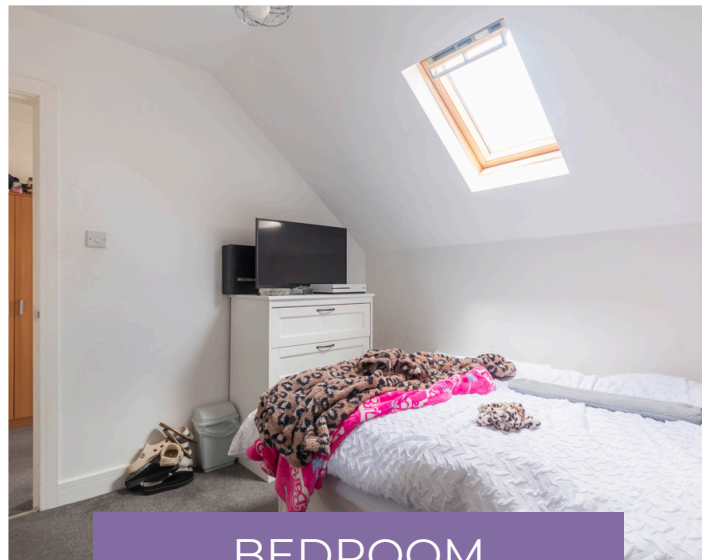
RESI KITCHEN



LIVING ROOM



BEDROOM



BEDROOM



# ACCOMMODATION

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

|              |                                 |
|--------------|---------------------------------|
| Ground Floor | 898 sq ft (83.5 sq m)           |
| First Floor  | 196 sq ft (18.3 sq m)           |
| <b>Total</b> | <b>1,094 sq ft (101.8 sq m)</b> |



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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## EPC

The commercial property currently benefits from an EPC rating of C-56 and the apartment benefits from a rating of E-43.

## TENANCY INFO

The commercial unit is currently let on effective full repairing and insuring terms at £21,000 per annum. The lease expires 28<sup>th</sup> June 2028. The residential AST runs until 31<sup>st</sup> July 2025 at a rent of £9,000 per annum.

## LEGAL COSTS

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

## TERMS

The freehold property is available for sale subject to its existing tenancies and we are inviting offers of over £350,000.

## COUNCIL TAX

The residential apartment currently falls under council tax band A.

## 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: **£16,750.**

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



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Property Specialists ■ ■ ■ ■