

FULLY LET MIXED USE INVESTMENT

TOTAL INCOME: £41,080

- Fully Let Investment
- 7.5% Yield
- Excellent Location
- North Leeds Suburb
- End Terrace Retail Parade



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0113 239 5770 (Ext 2)

FOR SALE

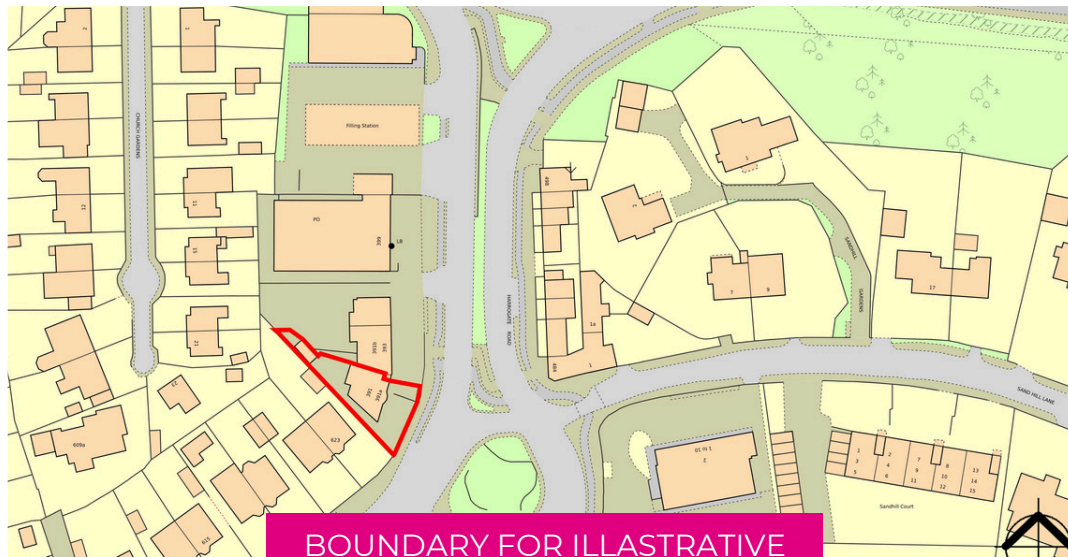


**391 Harrogate Road
Moortown, Leeds
LS17 6DJ**

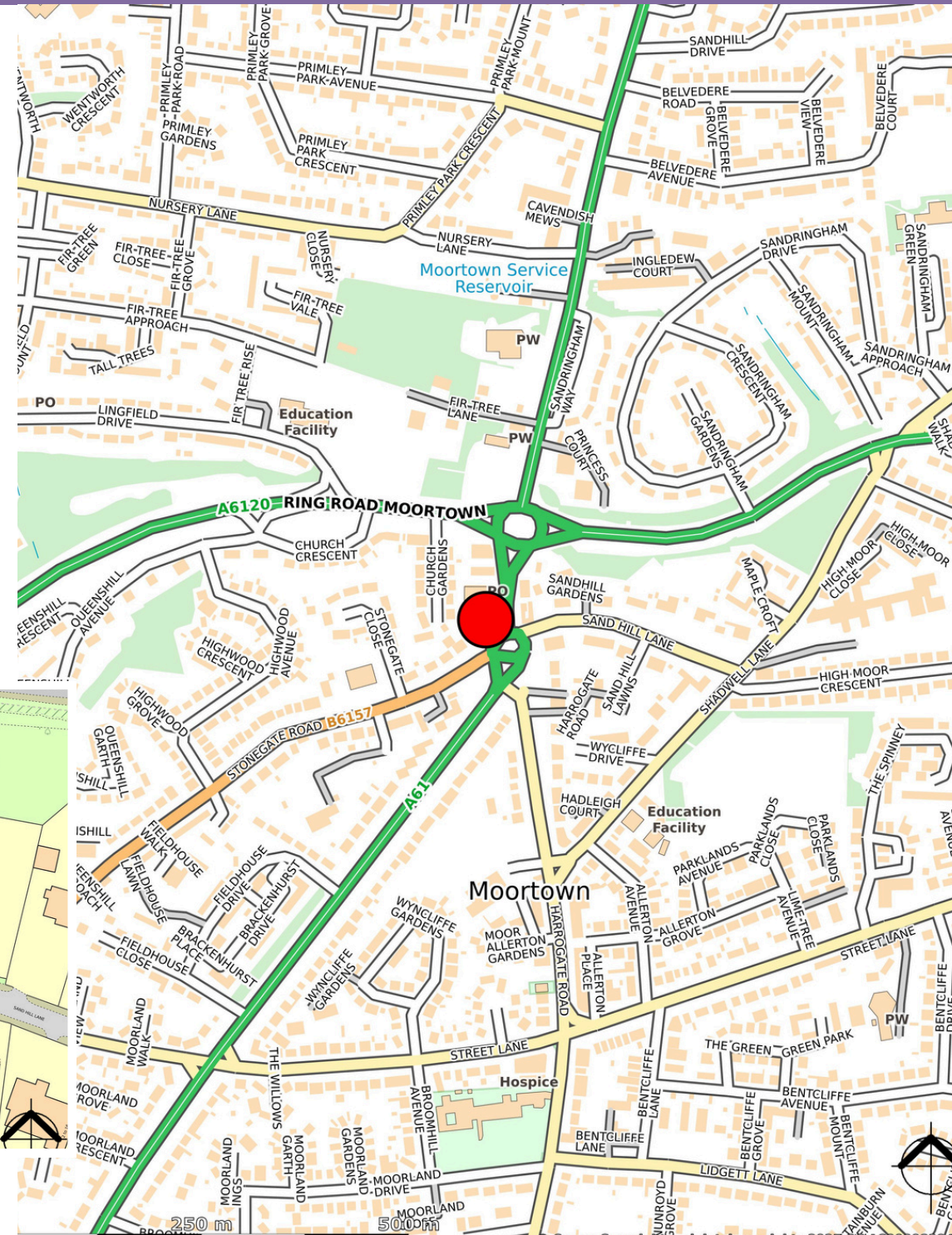
**Offers Over
£550,000**

LOCATION

The property is located on Harrogate Road in Moortown and benefits from a highly prominent position on the parade of shops next to the BP garage which is visible from the North Leeds Ring Road (A6120). The property finds itself 4 miles north of Leeds City Centre.



BOUNDARY FOR ILLUSTRATIVE PURPOSES



EXTERNAL IMAGE



DESCRIPTION

The property comprises an end terrace, two-storey, brick built building under a pitched roof.

Internally, the property comprises two ground floor retail premises whereby one is let to a post office occupier, and the other is let to a dog groomers.

To the front left elevation of the property, there is a separate door which provides access to the residential apartments. Both floors comprise two-bedroomed apartments with separate living rooms and kitchen spaces.

To the rear of the property, there is a garage/lock up unit ideal for storage.



REAR OF PROPERTY



FLAT 2 LOUNGE



FLAT 2 BATHROOM



FLAT 2 BEDROOM



FLAT 2 KITCHEN





391 SHOP FRONT



391



391B SHOP FRONT



391B



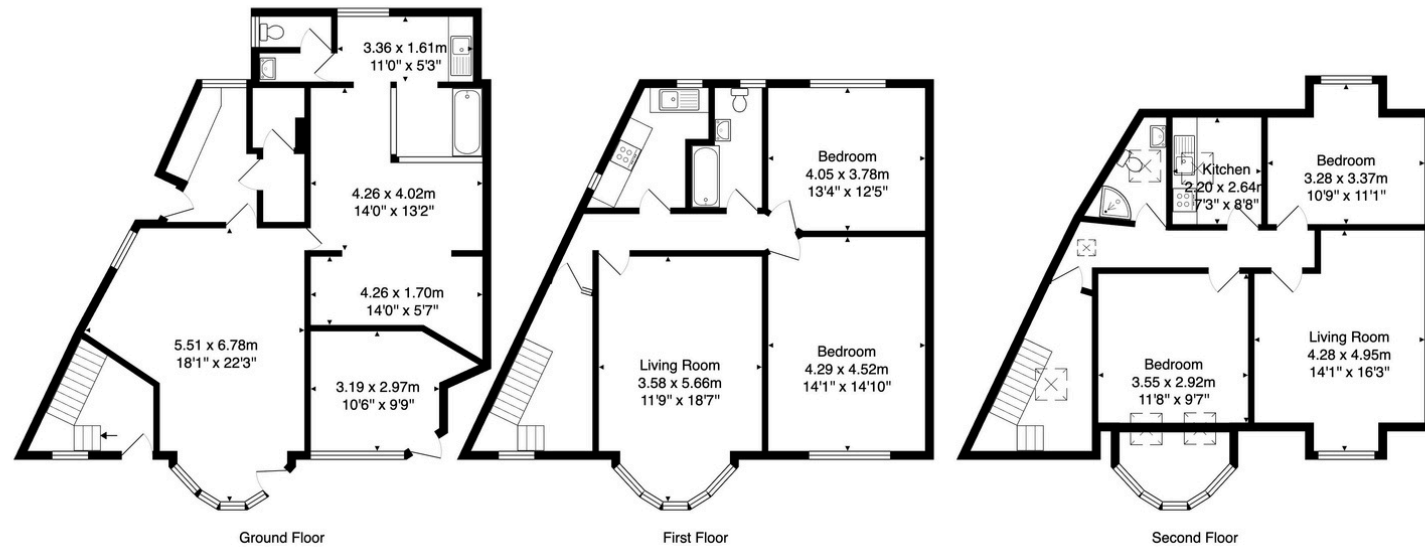
TENANCY SCHEDULE

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	
391 Harrogate Road	Post Office	Private individual	04/10/2022	03/10/2027	n/a	n/a	£9,000	£750.00	409	38	C - 51
391b Harrogate Road	Dog Groomers	Private individual	01/09/2020	30/08/2027	31/08/2025	01/09/2025	£11,500	£958.33	405	37.6	C - 72
Lock up Unit	Storage	Private individual	05/03/2024	04/03/2025	n/a	n/a	£300	£25			
Residential											
Flat 1 391a Harrogate Road	Residential AST	Private individual	01/09/2025	31/08/2026	n/a	n/a	£10,740	£895	654	60.8	C - 69
Flat 2 391c Harrogate Road	Residential AST	Private individual	01/03/2025	28/02/2026	n/a	n/a	£9,540	£795	465	43.2	D - 67
							Total Rent: £41,080				

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:

	Sq Ft	Sq M
391	369	34.3
391b	492	45.8
Flat 1	654	60.8
Flat 2	465	43.2
Total	1,980	184.1



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 properties currently benefits from an EPC rating of C-51 and C – 72. The residential apartments benefit from ratings of C-69 and D - 67.

VAT

It is understood that VAT is not applicable.

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 £550,000.

COUNCIL TAX

The residential apartments both currently fall under council tax band A.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that 391 has a 2023 Rateable Value of £10,500 and 319b has a 2023 Rateable Value of £9,700.

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



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Property Specialists ■ ■ ■ ■