

PROMINENT MIXED USE INVESTMENT

INCOME: £41,228 p.a.

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- Prominent Guiseley Location
- Long Standing Commercial Tenant
- High Footfall Area
- Vacant Lower Ground Floor Providing Asset Management Opportunity



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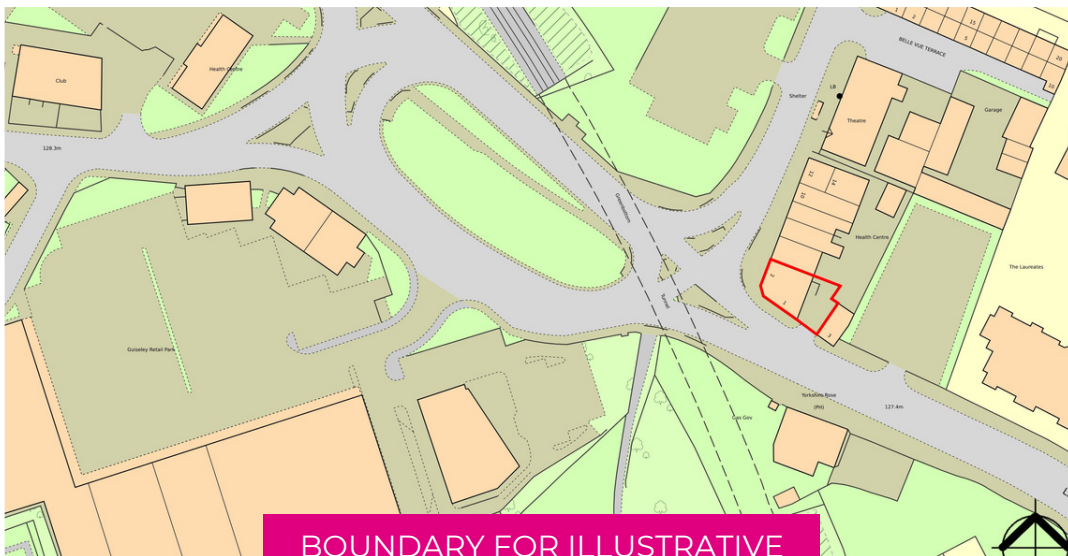
1 Leeds Road & 2 The Green
Guiseley
LS20 9BT

£575,000
Guide Price

LOCATION

The subject property is located slightly south of Guiseley Town centre. It sits in an extremely prominent location on both Leeds Road and The Green. Leeds Road itself (A65) provides a route to both Leeds City Centre (9 miles away) and Ilkley (8 miles away).

The property is also located on a bus route and finds itself less than half a mile from Guiseley Train Station.



BOUNDARY FOR ILLUSTRATIVE
PURPOSES ONLY



EXTERNAL IMAGE



DESCRIPTION

The property comprises a large, end terrace stone building under a pitched roof.

At the rear of the property there are stone steps that provide access to the lower ground floor basement. This space is currently vacant and could be used for a number of different uses (STP), offering investors the opportunity to explore asset management strategies.

Fronting The Green is the access point to the ground floor space. This is currently let to Manning Stainton. Upon entry, you are welcomed by the 'sales' space. As you head to the rear, there are a number of different sized office rooms. The ground floor benefits from WC and kitchenette facilities.

Fronting Leeds Road is a separate entrance to the residential apartments. An entrance lobby leads to the communal stair case. At first floor level is access to apartment B and apartment C, and both of these apartments comprise 1 double bedroom and a kitchen/living area and shower/ WC. At second floor level is a further apartment which benefits from 2 double bedrooms, separate kitchen, bathroom and living room.



GROUND FLOOR



FLAT C KITCHEN



FLAT B KITCHEN/LIVING



FLAT D KITCHEN



FLAT D BATHROOM



ACCOMMODATION

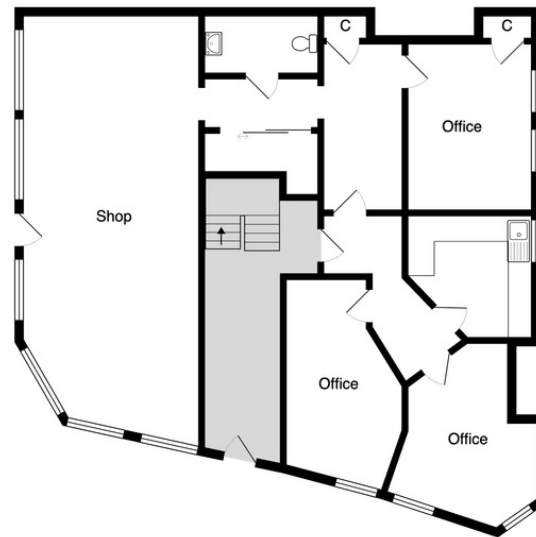
We understand the commercial element of the property to have the following floor areas:

Ground Floor 827 sq ft (76.8 sq m)

Lower Ground Floor 1,025 sq ft (95.4 sq m)



Lower Ground Floor



Ground Floor



First Floor



Second Floor

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	
2 The Green	Estate Agency	Manning Stainton	01/01/2018	31/12/2032	n/a	5 yearly	£20,000	£1,666.67		827	76.8	C - 60
1 Leeds Road LGF	Vacant	n/a	n/a	n/a	n/a	n/a	n/a	n/a		1,025	95.2	D - 78
Residential												
Flat B 1 Leeds Road	Residential AST	Private individual	29/02/2025	28/02/2026	n/a	n/a	£6,288	£524				D - 61
Flat C 1 Leeds Road	Residential AST	Private individual	07/09/2025	06/09/2026	n/a	n/a	£6,600	£550				D - 65
Flat D 1 Leeds Road	Residential AST	Private individual	16/05/2025	15/05/2026	n/a	n/a	£8,340	£695				E - 46
							Total Rent: £41,228					



EPC

The property currently benefits from the following EPC ratings:

- Basement - D - 78
- 2 The Green - C - 60
- Flat B - D - 61
- Flat C - D - 65
- Flat D - E - 46

TERMS

The freehold property is available to purchase subject to its existing tenancies at a guide price of £575,000.

VAT

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

COUNCIL TAX

We understand that all three apartments fall under Council Tax Band A

LEGAL COSTS

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

BUSINESS RATES

We have made enquiries with the VOA website and can reveal the following rateable value information from the 2023 Ratings list:
Ground Floor : £14,750
Lower Ground Floor: £4,850

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



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