

## PROMINENT INVESTMENT OPPORTUNITY

**TOTAL INCOME: £52,000**

- 4,692 Sqft (435.9sqm)  
Arranged Over 3 Floors
- Ground Floor let to St  
Gemma's Hospice
- Upper Floors Let to a  
Local Independent  
Restaurant
- Prominent Location
- North Leeds Suburb
- End Terrace Retail Parade



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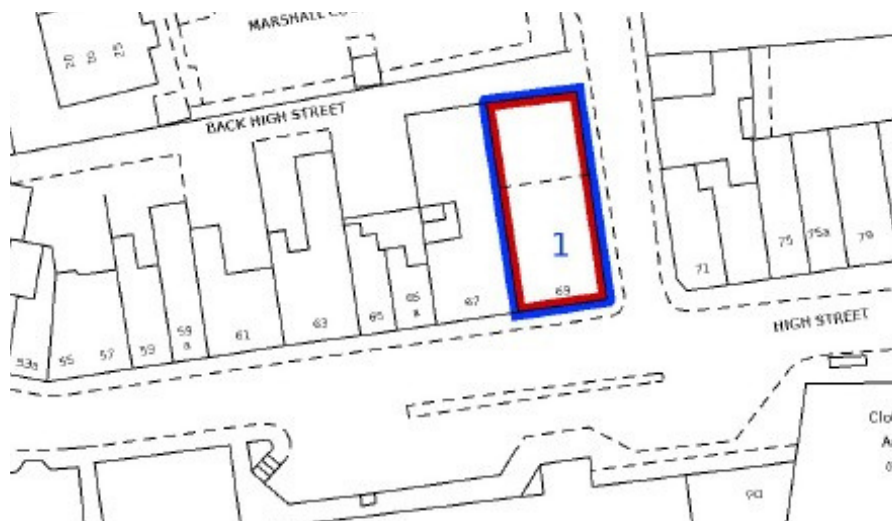
# FOR SALE

**69 High Street, Yeadon  
Leeds  
LS19 7SP**

**Guide Price:  
£600,000 + VAT**

# LOCATION

The property is located on High Street in Yeadon and benefits from a prominent position within the main parade of shops near the junction with High Street and Marshall Street. This busy location offers excellent visibility and strong passing trade, supported by nearby bus routes connecting to Leeds, Guiseley, and Otley. Guiseley railway station is approximately 1.7 miles away, and Leeds Bradford Airport lies close by.





## DESCRIPTION

The building comprises of a 3 storey, stone built end terrace property consisting of a ground floor dual fronted retail unit with storerooms, kitchen and WC facilities that extend to the rear.

The first and second floors are accessed via an impressive stair case from a separate ground floor entrance with roller shutter.

The first floor is utilised as a restaurant with guest seating, commercial kitchen, storerooms and WC facilities.

The second floor has been used as a separate staff / storage area. To the rear of the property there is a small shared loading area and staircase leading to the rear of the first floor.



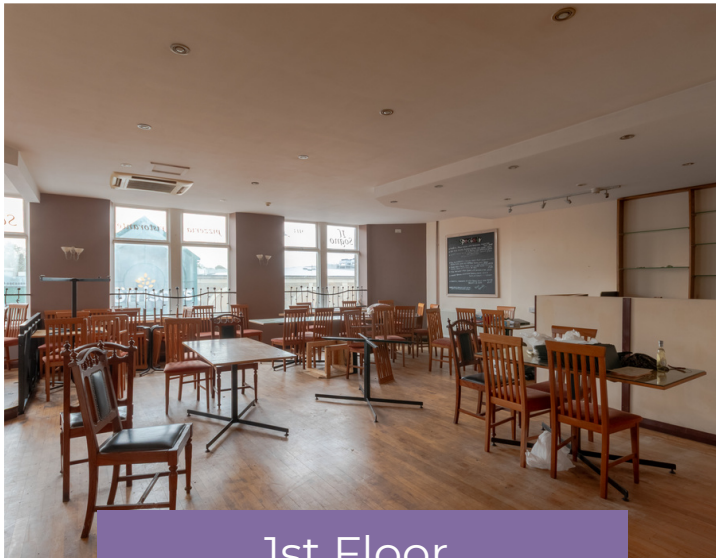
REAR OF PROPERTY



Ground Floor



Ground Floor



1st Floor



2nd Floor



# 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  |
|--------------------------|-------|-------|
| <b>Ground Floor</b>      | 2,421 | 224.9 |
| <b>1st and 2nd Floor</b> | 2,271 | 211   |
| <b>Total</b>             | 4,692 | 435.9 |

# TENANCY SCHEDULE

We are marketing the property as a fully let investment with both ground and upper floor occupiers on formal commercial leases (Effective Full repairing and insuring basis).

| Address                | Use        | Tenant              | Tenancy details    |              |              |                                               | Rent P/A   | Notes                      |
|------------------------|------------|---------------------|--------------------|--------------|--------------|-----------------------------------------------|------------|----------------------------|
|                        |            |                     | Lease commencement | Lease Expiry | Break Option | Rent review                                   |            |                            |
| Ground Floor           | Retail     | St Gemmas Hospice   | 23/02/2018         | 22/02/2028   | n/a          | 23/02/2023<br>Outstanding<br>(Not instigated) | £32,000 pa |                            |
| First and Second Floor | Restaurant | Private Individuals | 26/02/2010         | 25/02/2025   | n/a          | n/a                                           | £20,000 pa | ERV<br>£22,00 - £25,000 pa |



## EPC

The commercial properties currently benefits from an Ground Floor (69): D-78 Upper Floors (69a): C-51

## VAT

It is understood that VAT is applicable.

## LEGAL COSTS

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

## TERMS

The property is available for sale on a freehold basis subject to its existing tenancies at a guide price of £600,000 + VAT.

## RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the property possesses the following 2023 Rateable Values:

Ground Floor: £28,250

Upper Floors: £16,000

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.

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



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