

FOR SALE **BUSINESSES UNAFFECTED**
PROMINENT RETAIL PARADE
INVESTMENT

Eddisons



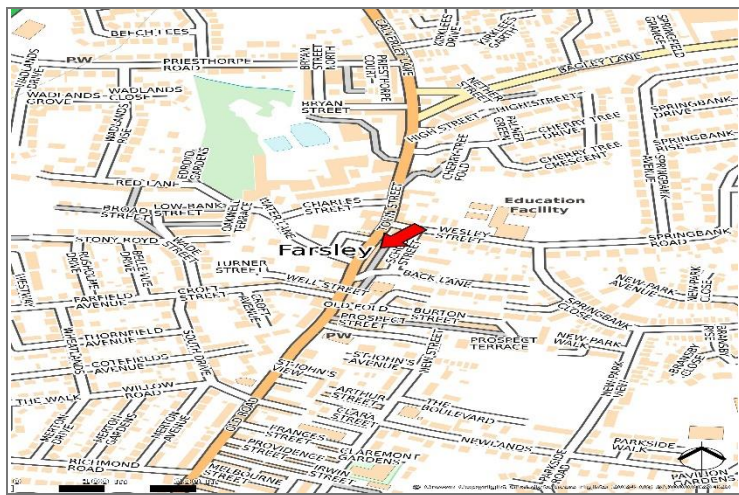
44-52 TOWN STREET, FARSLEY, LEEDS, LS28 5LD

PRICE - £400,000

- 5 commercial properties on established parade.
- Rare retail investment opportunity.
- Superbly located on Farsley's high street.

RENTAL INCOME

- Rental income of £24,060 p.a.
- Room for uplift as one shop is vacant.



LOCATION

The properties are prominently located on Town Street, Farsley which is a small village within the city of Leeds. It lies approximately 6 miles west of Leeds centre and 4 miles east of Bradford city centre. It is in close proximity to the Stanningley bypass which provides direct access to Leeds.

Farsley is a predominantly residential settlement, though there are commercial uses located along Town Street including Sunny Bank Mill, a large, converted mill complex providing a mix of leisure, retail and office use.

DESCRIPTION

This rare investment portfolio consists of a stone brick three storey retail parade under a pitched roof.

44 Town Street: 5 year lease to Farsley Travel Ltd starting Feb 2016 at a rental of £5,000 p.a ex.

46 Town Street: 10 year lease to Steven Newbatt t/a The Farsley Cake Co starting September 2019 at a rental of £5,760 p.a ex. The lease has a rent review September 2024 that has not been actioned and the September 2024 break clause was not actioned.

48 Town Street: 15 year lease to Wen Feng Yuan t/a Rainbow starting October 2017 at a rental of £5,500pa. Rent review every fifth anniversary.

50 Town Street: 5 year lease to Sarah Woolveridge t/a The Beauty Parlour starting February 2020 at a rental of £7,800pa.

52 Town Street: Vacant.

UNIT	M ²	SQ FT
44 Town Street	79.5	855
46 Town Street	79.3	853
48 Town Street	70.6	760
50 Town Street	78.0	839
52 Town Street	63.7	685

Externally the properties benefit from on street parking.

RATEABLE VALUE

44 Town Street / Shop and Premises / £6,600
 46 Town Street / Shop and Premises / £6,000
 48 Town Street / Shop and Premises / £5,700
 50 Town Street / Shop and Premises / £6,400
 52 Town Street / Shop and Premises / £5,500

EPC

The property has the following Energy Performance Asset ratings:-

44 Town Street / C
 46 Town Street / C
 48 Town Street / C
 50 Town Street / B
 52 Town Street / C

Further information is available on request.

VAT

Prices is exclusive of VAT if chargeable.

TERMS

The portfolio is available freehold subject to the existing tenants in situ.

Price - £400,000.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

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SUBJECT TO CONTRACT
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