

FULLY LET MIXED USE INVESTMENT

TOTAL INCOME:
£30,000 per annum

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



commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)



FOR SALE

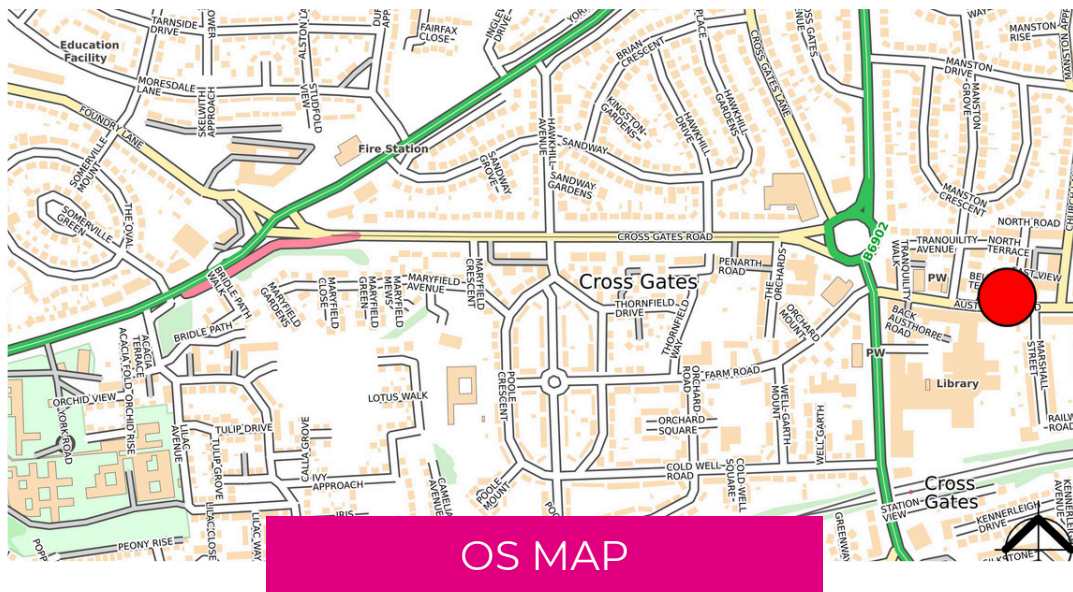
29 Austhorpe Road
Crossgates, Leeds
LS15 8BA

Offers Over
£350,000

LOCATION

The subject property is located in Crossgates, a thriving suburb approximately 4 miles east of the city centre. The subject property prominently fronts Austhorpe Road, close to the junction with Station Road which itself is the main arterial route linking the main Leeds outer ring road with the M1.

Crossgates train station is located approximately 300m from the subject property, providing regular connections to Leeds, York and beyond.



For Indicative Purposes Only



GROUND FLOOR SALES



DESCRIPTION

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

The ground floor is currently occupied by a restaurant/ kitchen business. The unit comprises of an open plan sales area at the front of the property and kitchen facilities to the rear.

The commercial element of the property also benefits from a lower ground floor.

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.



GROUND FLOOR KITCHEN



KITCHEN



LIVING ROOM



BEDROOM



BEDROOM



TENANCY SCHEDULE

Demise	Use	Tenant	Tenancy Details				Rent P/A	Rent pcm	Floor Area (sq ft)	
Commercial			Lease Commencement	Lease Expiry	Break Option	Rent Review			Sq Ft	Sq M
29	Food and Beverage	Owais's Limited *	29/06/2018	28/06/2028	N/A	Outstanding from 29/06/23	£ 21,000.00	£ 1,750.00	1,198	111.5
Residential										
29a	Residential AST	Private Individual	01/12/2025	30/11/2026	N/A	NA	£ 9,000.00	£ 750.00	904	84
Total							£ 30,000.00	£ 2,500.00		

*The lease was assigned in November 2022. License to assign details are available upon request.

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:

Lower Ground Floor	241 sq ft (22.4 sq m)
Ground Floor	957 sq ft (88.9 sq m)
Total	1,198 sq ft (111.3 sq m)





EPC

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

VAT

VAT is not applicable at the property.

LEGAL COSTS

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

TERMS

The property is offered for sale on a freehold basis, subject to existing tenancies. We are inviting offers of over £350,000.

COUNCIL TAX

The residential apartment currently falls under council tax band A.

RATEABLE VALUE

The rateable value of the subject property is £16,250

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



Will Tomlin

will.tomlin@adairpaxton.co.uk

0113 239 5776



Dan Moore

dan.moore@adairpaxton.co.uk

0113 239 5778

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For all other commercial enquiries:

commercial@adairpaxton.co.uk

www.adairpaxton.co.uk

0113 239 5770

Adair Paxton
Property Specialists ■ ■ ■ ■ EST 1859