

FREEHOLD INVESTMENT FOR SALE



**20 AUSTHORPE OAD
CROSSGATES
LEEDS
LS15 8DX**

Yorkshire Bank Chambers 2 Infirmity Street Leeds LS1 2JP Tel: (0113) 245 1622 Fax: (0113) 234 7295

Misrepresentation Act: These particulars do not form any part of any offer or contract. They are intended to give a fair description that neither Heaney Micklethwaite nor the Vendor accept responsibility for any error they may contain. All properties are offered subject to contract and availability.

PROPERTY
PARTICULARS

20 Austhorpe Road, Crossgates

LOCATION:

The property is located on Austhorpe Road in Crossgates. Crossgates is a neighbourhood approximately 5 miles to the East of Leeds City Centre. Austhorpe Road forms part of the neighbourhood shopping area where a number of local and national occupiers are represented including Virgin Money, Merkur Slots, PDSA, RSPCA, Reed Reins, Belfred and Costa Coffee.

DESCRIPTION:

The property comprises a two storey brick built shop unit under a tiled roof forming part of a parade of similar properties. To the rear is a single storey brick built flat roof extension and enclosed yard area.

ACCOMMODATION:

The accommodation with the following approximate floor areas is:-

Ground Floor	992 sq ft	92.15 sqm
--------------	-----------	-----------

Self contained flat with an entrance off Back Austhorpe Road
Comprising kitchen, sitting room, bathroom and 2 bedrooms.

TENANCY:

The ground floor is let to British Heart Foundation from 16 March 2018 until 15 March 2028 at a rent of £21,250 per annum. There was a break on 16 March 2023 which was not exercised. The lease is on effectively full repairing and insuring terms.

The residential flat is vacant.

TENURE:

Freehold subject to the existing tenancy.

PRICE:

Offers in the region of £375,000 are invited.

VAT:

The property is registered for VAT.

20 Austhorpe Road, Crossgates

ANTI-MONEY LAUNDERING:

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

Energy performance certificate (EPC)

20 Austhorpe Road Cross Gates LEEDS LS15 8DX	Energy rating	Valid until: 7 February 2033
	D	Certificate number: 4631-5171-8725-2925-4156

Property type	Retail/Financial and Professional Services
Total floor area	97 square metres

Rules on letting this property

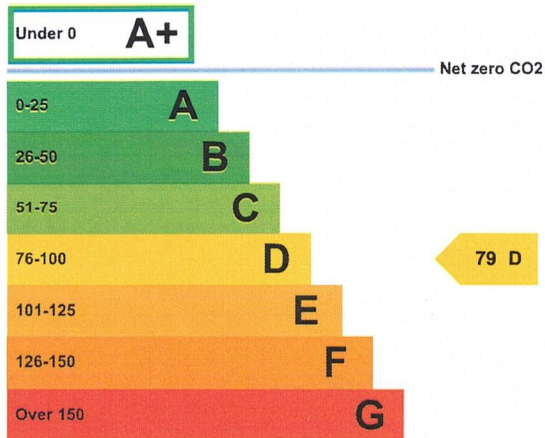
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	10 A
If typical of the existing stock	40 B