Adair Paxton
Property Specialists
EST 1859

MIXED-USE INVESTMENT OPPORTUNITY

- Fully occupied investment opportunity
- Prominent corner position
- Gross yield of 7.4%
- Total income: £33,240 per annum
- Residential rent income: £22,740 per annum (£1,895 PCM)
- Commercial rent income: £10,500 per annum

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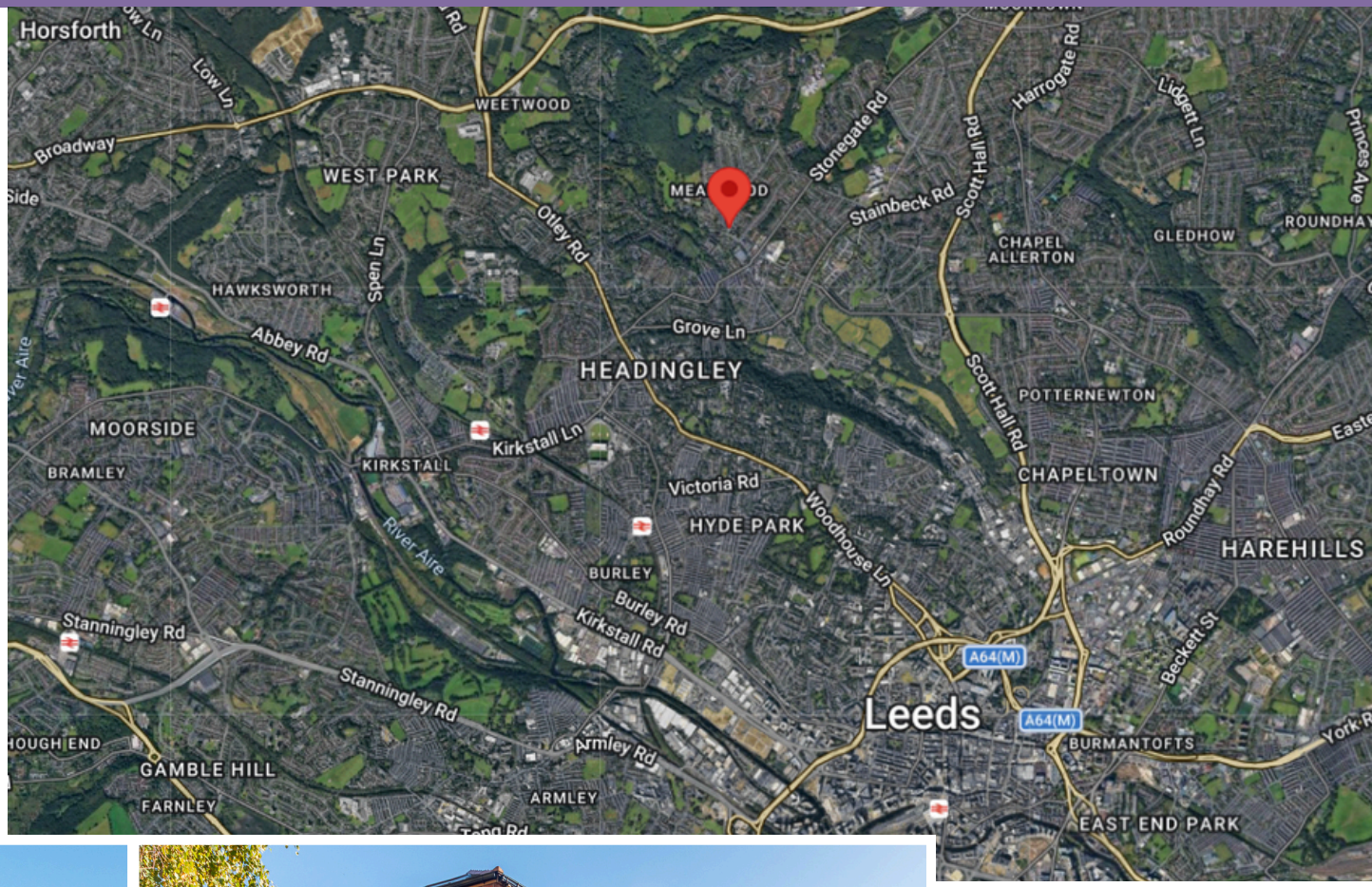


74-76 Green Road
Meanwood, Leeds,
LS6 4LD

Guide Price: £450,000

LOCATION

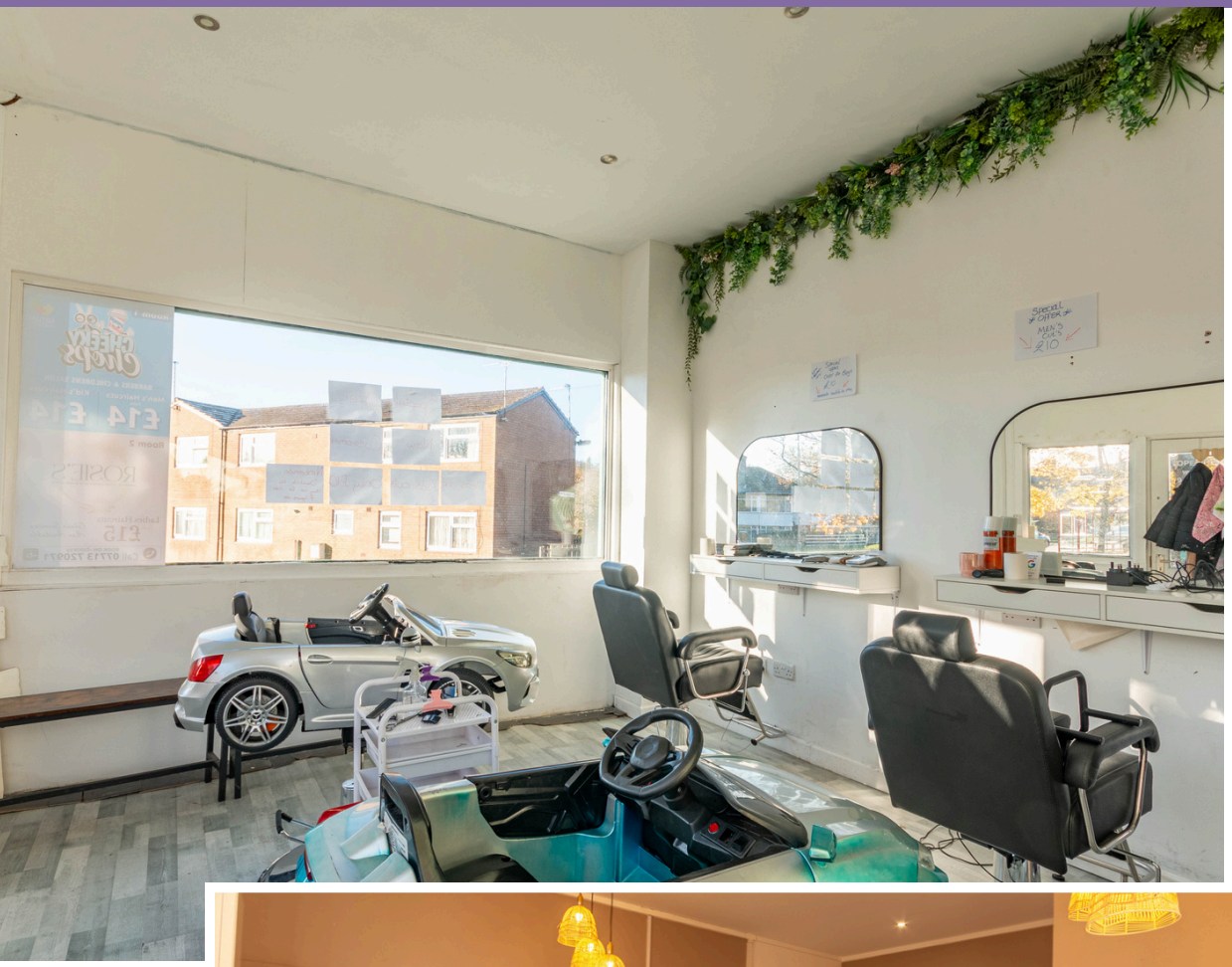
The property is located prominently fronting Green Road, at its junction with Church Lane. A detached brick built property with accommodation over 3 floors – it retains its original configuration of retail to part of the ground floor with residential accommodation surrounding and above.







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DESCRIPTION

74 Green Road - The commercial element of this property comprises a ground floor retail shop with return frontage to Church Lane. Internally it is configured as an open plan retail space, rear retail area with WC/ storage, with an approximate net internal area of 436 sq ft (40.7 sq m). The unit is let on a commercial lease at a rent of £10,500 per annum for a term expiring in October 2029 and is used as a hairdressing salon. The commercial element of the property has a current EPC rating of E-106.

76 Green Road - The house to the rear briefly comprises: spacious entrance hall, and modern kitchen to the ground floor. To the first floor is the living room, master bedroom with en-suite shower room, second double bedroom and house bathroom. To the second floor there are two further double bedrooms and a study. Externally there is a cottage style garden to the rear which has been gravelled for ease of maintenance. The property is currently rented at £22,740 per annum (£1,895 per calendar month). The current assured periodic tenancy commenced November 2026.

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CHEEKY Chops
ROSIE'S
LADIES HAIR & NAIL SALON

Accommodation

74 Green Road

Shop
12'8" x 12'1" (3.87 x 3.70)
Entrance door to shop. windows to two sides. Opening to second room:

10'9" x 13'5" (3.29 x 4.11)
Window to front. Separate WC with wash hand basin.

76 Green Road

Cellar
12'6" x 14'2" (3.82 x 4.32)

Entrance Hall
Via composite entrance door. A spacious entrance hall, currently used as a dining area. Stairs to first floor. uPVC double glazed window to side. Window on half landing to rear. Radiator.

Kitchen
Fitted with a range of wall, base and drawer units with work surfaces over. 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated electric oven and gas hob with extractor hood over. Plumbing for washing machine. Radiator. Composite rear entrance door. uPVC double glazed window to the rear.

Accommodation

First Floor

Landing

Stairs to second floor.

Living Room

A spacious room with uPVC double glazed windows to three elevations. Coving to ceiling. Stripped wooden floor. Radiator.

Master Bedroom

A spacious master bedroom with uPVC double glazed window to the front. Radiator.

En-suite Shower Room

Fitted with a three piece white suite comprising shower cubicle, WC and wash hand basin.

Bedroom Two

A second double bedroom with uPVC double glazed window to the rear. Radiator.

Bathroom

Fitted with a three piece white suite comprising bath with shower over, WC and wash hand basin. Heated towel rail. uPVC double glazed window to the side.

Second Floor

Bedroom Three

A third double bedroom with uPVC double glazed window to the side. Radiator.

Bedroom Four

A forth double bedroom with uPVC double glazed window to the side. Radiator.

Study

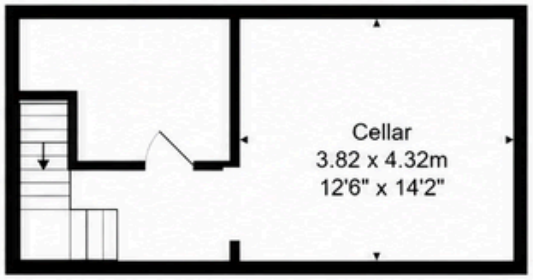
A useful separate study area, ideal for home working. Skylight window.

Terms

The property is freehold, the current rental income is £10,500. The lease commenced in May 2024.

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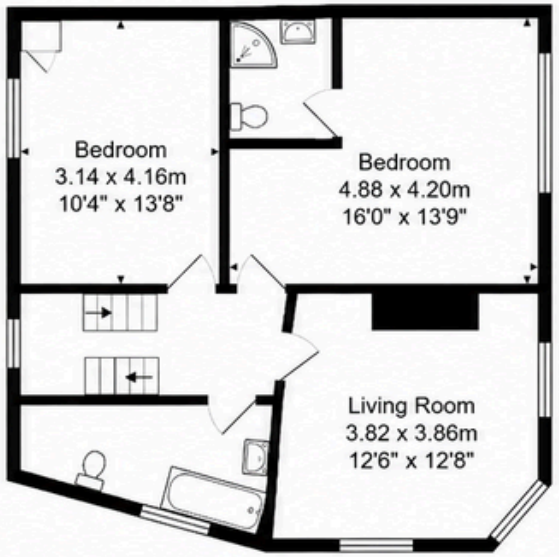
Address	Use	Tenant	Tenancy details				Rent P/A	Rent PCM	Floor Area		EPC
Commercial			**Lease Commencement**	**Lease Expiry**	**Break Option**	**Rent Review**			**Sq Ft**	**Sq M**	
74 Green Road	Hairdresser	Private Individual	22/05/2024	09/10/2029	10/10/2027	10/10/2027	£10,500	£875	438	40.7	E-106
Residential											
76 Green Road	Residential Assured Periodic Tenancy	Private Individuals	Tenant Currently	Holding Over	n/a	n/a	£22,740	£1,895	980	91	E-49
Total							**£33,240**	**£2770**	**1418**	**131.7**	



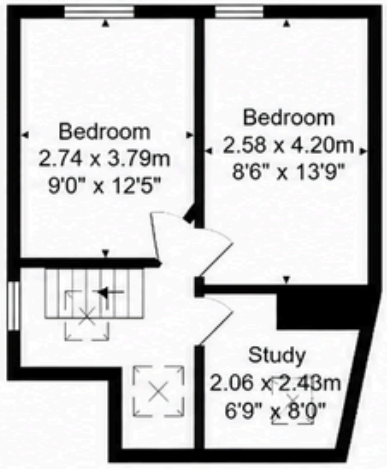
Lower Ground Floor



Ground Floor



First Floor



Second Floor

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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EPC

74 Green Road currently benefits from an EPC rating of E-106.
76 Green Road currently benefits from an EPC rating of E-49.

TERMS

The property is freehold, subject to existing tenancies and offered at a guide price of £450,000. Total income from existing tenancies £33,240 per annum.

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 that the following information is listed from the 2026 list: Rateable Value: £4,300.

VAT

VAT is not applicable.

COUNCIL TAX

We understand that the residential accommodation falls under Council Tax Band B.

VIEWINGS

Please contact the agent direct.

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



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