Adair Paxton
Property Specialists
EST 1859

# FULLY LET MIXED USE INVESTMENT

**TOTAL INCOME:**
**£30,540 per annum**

- Fully Let Investment
- Popular Leeds Suburb
- High Footfall Location
- 8.7% Gross Yield

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




FOR SALE

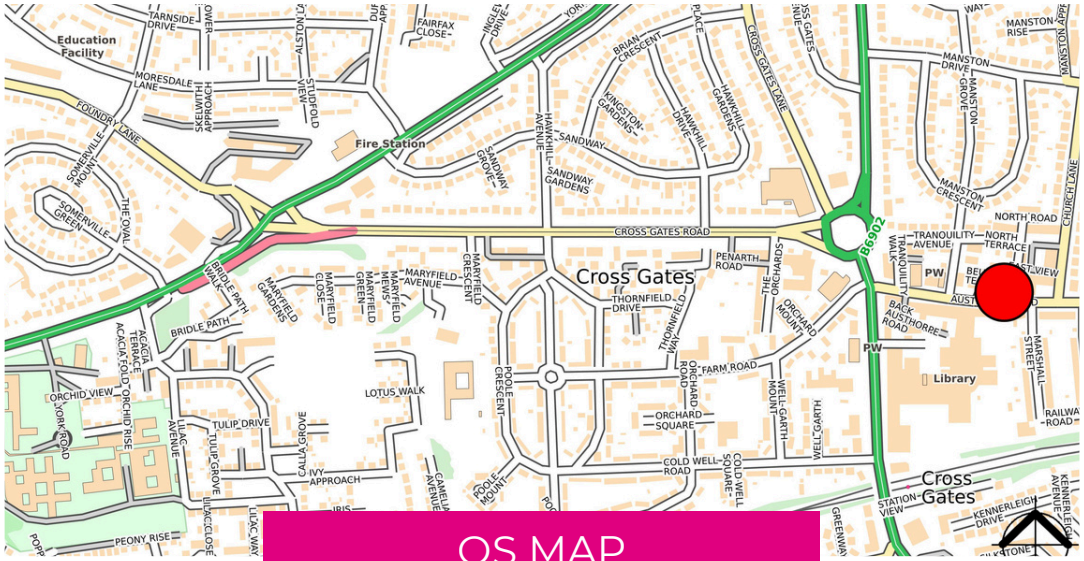
**29 Austhorpe Road**
Crossgates, Leeds
LS15 8BA

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.

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




OS MAP

For Indicative Purposes Only






GROUND FLOOR SALES



GROUND FLOOR KITCHEN

# 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.

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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 | 01/12/2026 | Tenant Holding Over | N/A | NA | £ 9,540.00 | £ 795.00 | 904 | 84 |
| Total | | | | | | | £ 30,540.00 | £ 2,545.00 | | |

***The lease was assigned in Novemeber 2022. License to asign details are available upon request.**

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# 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:



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