Adair Paxton
Property Specialists
EST 1859

UNIQUE INVESTMENT OPPORTUNITY

Passing Rental Income: £28,000pa

- Fully occupied investment opportunity
- Prominent Hyde Park corner location
- Yield of 7.3% (to increase on a stepped basis).



FOR SALE

152-154 Hyde Park Road
Woodhouse,
Leeds
LS6 1AG

£385,000
Guide Price

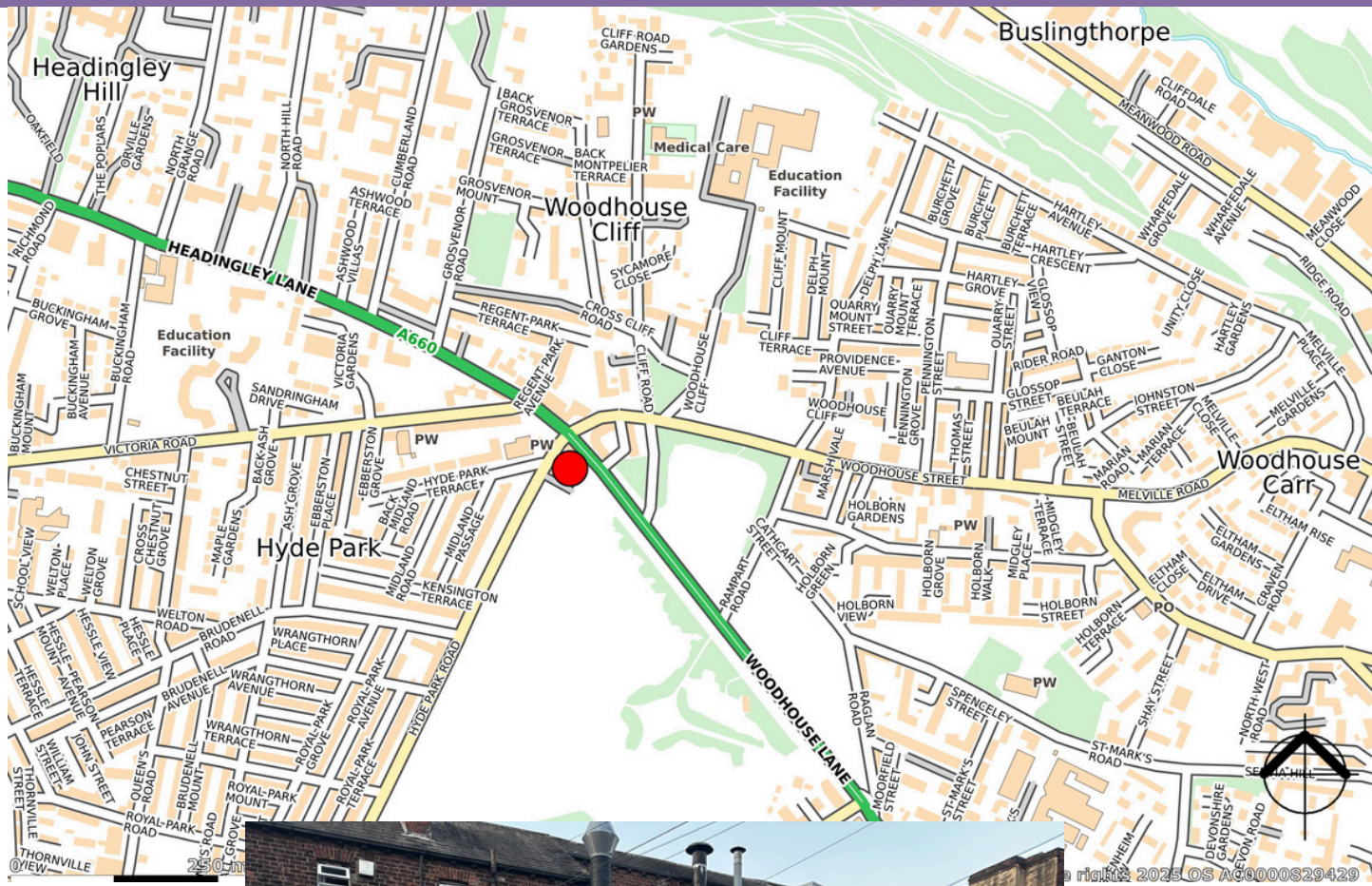
commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)

LOCATION

The subject properties are located on Hyde Park Road in close proximity to the junction of Headingley Lane.

The properties are approximately 1 mile from Leeds City Centre which assists in generating plenty of footfall.

The available properties are also within extremely close proximity to a number of train stations and has a number of bus routes on it's doorstep.

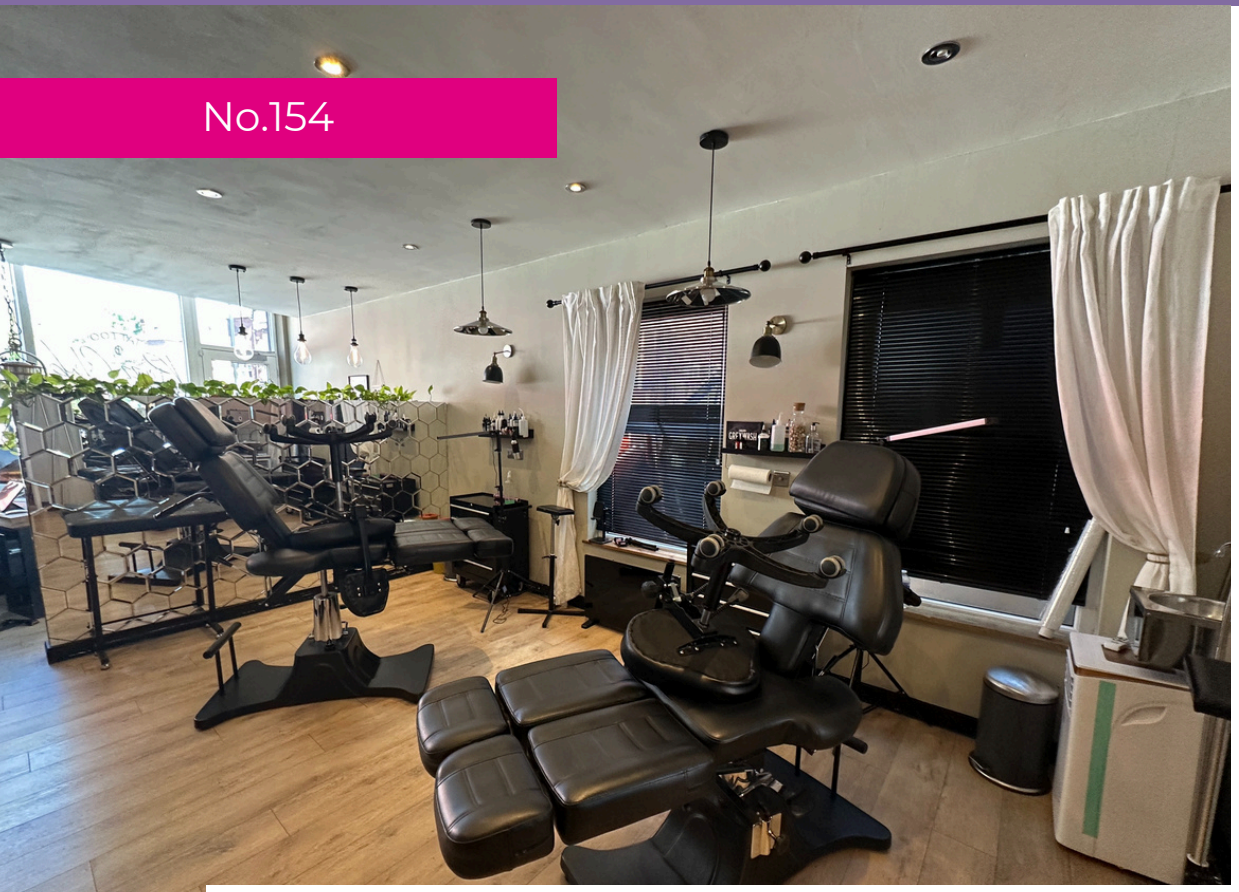


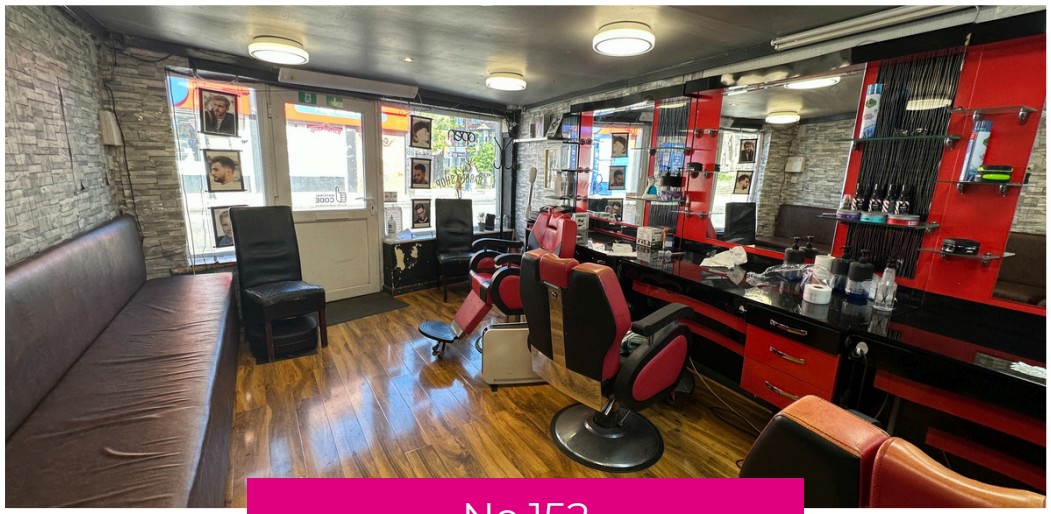


GUISELEY, LEEDS

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No.154





No.152

DESCRIPTION

The subject properties comprise two, single storey, semi-detached retail units of brick construction. Both properties benefit from prominent shop frontages in close proximity to Hyde Park corner.

Internally, the properties have been configured with a customer facing retail space with WC / kitchen facilities and ancillary storage to the rear.

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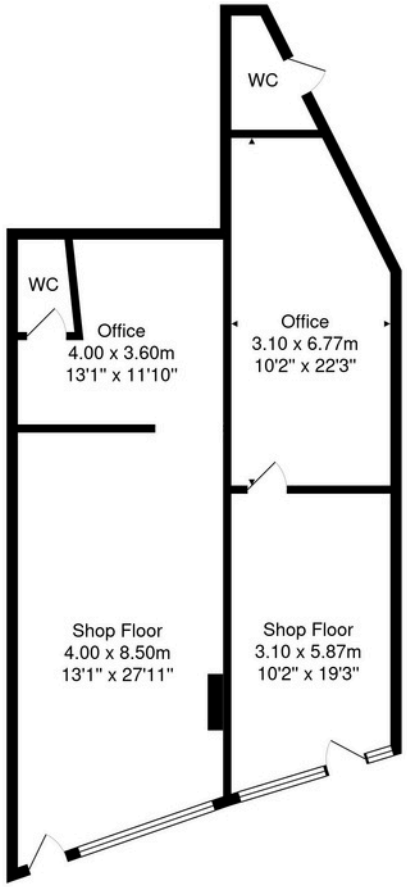


CUT
BARBER SHOP
152
open

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
152 Hyde Park Road	451	41.88
154 Hyde Park Road	460	42.77
Total	911	84.65



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TENANCY SCHEDULE

- 152 is a long standing commercial tenants on commercial lease agreements within the L&T Act 1954.
- It is understood that the property is not elected for VAT.
- There is a new tenant at 154, who have taken a 5 year lease, paying £16,000 per annum. This lease is within the L&T Act 1954.

Address	Use	Tenant	Tenancy details				Rent P/A	Rent PCM	Floor Area		EPC
			Lease commencement	Lease Expiry	Break Option	Rent review			Sq Ft	Sq M	
152 Hyde Park Road	Barber Shop	Private individual T/a Go Cut Barber Shop	07/06/2025	06/06/2035	n/a	n/a	Years 1-3 £12,000 Years 3-6 £13,000 Years 6-10 £14,000	Years 1-3 £1,000 Years 3-6 £1,083.33 Years 6-10 £1,166.67	451	41.88	E-103
154 Hyde Park Road	Coffee Shop	Crumbb Ltd	01/04/2026	31/03/2031	n/a	n/a	£16,000	£1,333	460	42.77	D-79

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EPC

It is understood that the property has the following EPC assessment ratings:
No.152 - E-103
No.154 - D-79

VAT

It is understood that the property is not elected for VAT.

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 at a guide price of £385,000.

RATEABLE VALUE

The Rateable Value for the shops are:
No.152- £4,450
No.154- £8,200

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.
Adair Paxton and any joint agent on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. Youshould not rely on statements by Adair Paxton in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Adair Paxton nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Adair Paxton, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) No person employed by Adair Paxton has any authority to make or give any representation or warranty in relation to this property. (5) VAT: The VAT position relating to the property may change without notice. (6) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Adair Paxton may be required to establish the identity and source of funds of all parties to property transactions. **The date of this publication is April 2026.**

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



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