

# MIXED USE FREEHOLD INVESTMENT

Income: £23,380 pa

- Fully Let
- 7.9% Yield
- 2 Ground Floor Retail Units and 1x First Floor 2 Bed Apartment



**FOR SALE**

83 High Street  
Yeadon  
Leeds  
LS19 7TA

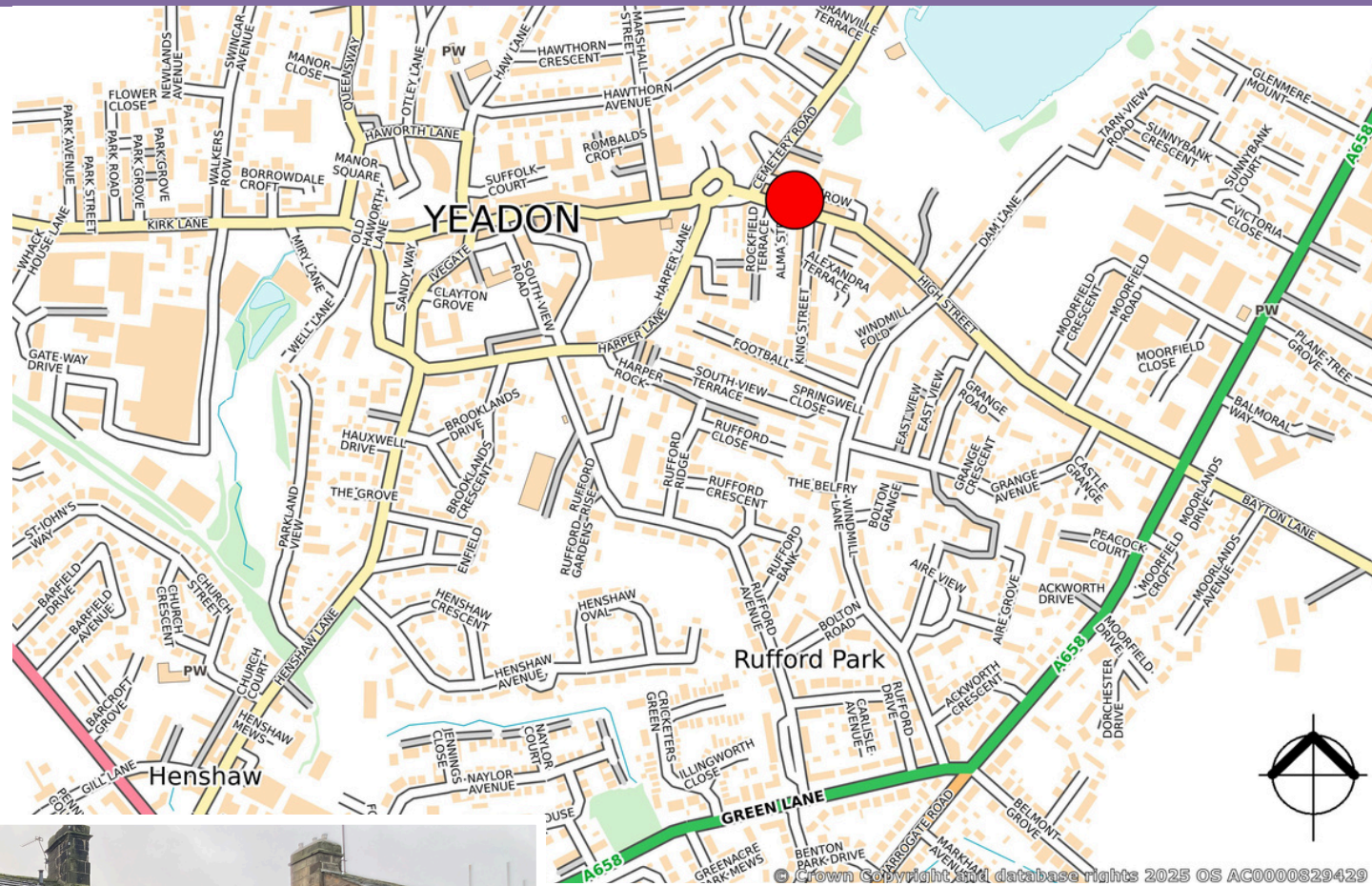
Guide Price:  
**£295,000**



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

# LOCATION

The property is located prominently on High Street in Yeadon and is situated just before the one-way system. Within the locality are both great transport links and also amenities such as Morrisons, Oxfam, Card Factory and Greggs. The property is 8 miles North West of Leeds City Centre and within 2 miles of Leeds Bradford Airport.



83a



83a

## DESCRIPTION

The property comprises a two-storey, stone-built building under a pitched roof. At ground floor level there are two retailers. No.83a is trading as Barbershop and No. 83B as a hair dresser. The first floor (83c) is let as a 2 bedroom residential apartment.

Both retail properties benefit from a main road window frontage and comprise of a main sales with kitchen and toilet facilities to the rear.

The apartment is accessed by an external stair case to the rear of the property and consists of 2 bedrooms, kitchen, living room and bathroom. The residential element benefits from a gas central heating system as well as rear garage and a single vehicle parking space to the rear.



83B



83B



83A



83A



**Just Cuts** Tel: 0753 8101 507

**OPENING TIMES**

Tue 9.00am - 6.00pm  
Wed 9.00am - 5.00pm  
Thu 9.00am - 6.00pm  
Fri 9.00am - 6.00pm  
Sat 7.30am - 5.00pm

**MENS PRICES**

OAP £10.00  
Mens Cut £14.00  
Graded Cut from £10.00  
Mens Restyle £14.00  
Boys Cut under 13 £11.00

**LADIES PRICES**

OAP £18.00  
Ladies Cut £17.50  
Ladies Restyle £20.00  
Girls Cut under 13 £18.00

TRIBE Hairdressing



# Tenancy Schedule

- No. 83A has an existing lease (passing rent: £7,200 pa) which expires 31/03/25. A new lease has been agreed as per terms below.
- The first floor residential flat is let on a Assured Shorthold tenancy.
- It is understood that VAT is not applicable on this property.

Unit No.	Use	Tenant	Tenancy Details				Rent P/A	Rent pcm	Floor Area (sq ft)		Tenancy Notes
			Lease Commencement	Lease Expiry	Break Option	Rent Review			Sq Ft	Sq M	
<b>Commercial</b>											
83A	Barbershop	Private Individuals T/A Just Cuts	01/04/2025	31/03/2030	N/A	01/04/2028	£ 8,220.00	£ 685.00	350	32.5	Rent reviews on 3rd and 6th anniversary of rent commencement
83B	Hairdressers	Private Individuals T/A Tribe	01/08/2024	31/07/2027	N/A	N/A	£ 7,000.00	£ 583.33	253	23.5	
<b>Residential</b>											
83C	Residential AST	Private Individual	26/06/2024	26/06/2025	NA	NA	£ 8,160.00	£ 680.00			Including rear garage
Total							£23,380	£1,948.33			

# Floor Plan

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the ground floor commercial elements have been measured on an approximate net internal basis.

Unit No.	Sq Ft	Sq M
<b>83A</b>	350	32.5
<b>83B</b>	253	23.5
<b>Total</b>	<b>603</b>	<b>56</b>





## EPC

It is understood that the property has the following EPC assessment ratings:

83A - C63

83B - D77

83C - C69

## TERMS

The property is offered for sale on a freehold basis, subject to existing tenancies at a guide price of £295,000.

## VAT

It is understood that VAT is not applicable.

## RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed with a 2023 Rateable Value 83a - £6,600 and 83b - £4,600. The residential flat falls under Council Tax band B.

## LEGAL COSTS

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

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.

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



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**Adair Paxton** EST 1859  
Property Specialists ■ ■ ■ ■