

**88 GARNET ROAD
LEEDS
LS11 5HP**

FOR SALE

**FREEHOLD RESIDENTIAL INVESTMENT
COMPRISING 10 SELF-CONTAINED FLATS**



**SUBSTANTIAL SEMI-DETACHED PROPERTY
PART LET AND WITH GOOD SIZED CAR PARK**

- **FREEHOLD INVESTMENT**
- **CONVERTED TO A HIGH STANDARD**
- **10 SELF-CONTAINED FLATS**
- **3 LET, 7 VACANT**
- **CLOSE TO BOTH CITY CENTRE & MAJOR INDUSTRIAL ESTATES**
- **STRONG LOCAL TENANT DEMAND**



INTRODUCTION

We are pleased to offer the freehold of 88 Garnet Road in Leeds. A large semi-detached house dating from the turn of the twentieth century, it was converted approximately 10 years ago into 10 self-contained apartments. The building is offered for sale with the benefit of the existing income.

LOCATION

Garnet Road lies approximately one mile due south of Leeds city centre running between the A653 Dewsbury Road from the city centre, south through Beeston – and Tunstall Road which connects with Junction 5 of the M621 Motorway.

Lying on the eastern side of Beeston, the immediate area combines an area of dense residential housing to the west and north but with major industrial and business parks to the south and east.

Garnet Road is predominantly residential, although there are a number of industrial and business premises on its south side. The section of Dewsbury Road which it is closest to, however, forms a busy district centre and is lined with a wide variety of local shops including for food, pharmacies, hairdressing and the like.

Reflecting both its proximity to the city centre and industrial estates for employment Beeston is a particularly popular residential letting area. Many of the houses to the west are tenanted investments and elsewhere throughout the area, a number of larger properties have been converted to flats.

Specifically, 88 Garnet Road lies on the north side and is most easily accessed through the car park off Oakley View.



DESCRIPTION

88 Garnet Road forms a substantial semi-detached house dating from the turn of the twentieth century. Developed by our client into 10 self-contained flats, it offers accommodation at lower ground, ground, first and second floors.

Of traditional red brick construction including stone detailing, there is a large rectangular bay window on the front elevation, sitting under its own hipped and pitched roof. The main roof of the property is twin pitched and covered with slates but which incorporate a number of Velux windows, providing daylight to the second floor accommodation.

The property appears to have been built with an extension on the rear elevation in a similar style and which now provides access to two self-contained flats.

Doors to the building are predominantly timber and the windows, replacement UPVC with double glazed units.

The entire property is set behind a low red brick wall with frontages to Garnet Road and Oakley View.

An entranceway from Oakley View leads to a tarmacadamed car park with approximately 10 car parking spaces, bin storage and a separate rear yard.

The main entrance in the front Garnet Road elevation opens onto a stairway with access to 8 of the flats.

The common parts and individual flats are generally finished to a good standard with emulsion painted, smooth plastered walls and ceilings. We are advised that the flats are self-contained for utilities. The basement contains a landlord's store and where meters are located.

Basic floor plans of the property are available upon request from the office.



ACCOMMODATION & TENANCIES

DESCRIPTION	BEDS	TENANT	RENT PCM	SIZE (SQ M)	SIZE (SQ FT)
				Net (Gross)	Net (Gross)
Ground Floor					
Flat 1	One	Vacant		36.68	395
88A Garnet Road	Two	Vacant		50.97	549
88B Garnet Road	Two	Let on AST	£450	44.73	481
Floor Totals				132.38 (152.40)	1,425 (1,641)
Lower Ground Floor					
Flat 9	Two	Vacant		62.91	677
Flat 10	Two	Vacant		51.65	556
Floor Totals				114.56 (149.77)	1,233 (1,641)
First Floor					
Flat 2	Two	Vacant		46.06	495
Flat 3	One	Let on AST	£400	36.68	395
Flat 4	Two	Vacant		52.23	562
Floor Totals				134.97 (145.36)	1,452 (1,565)
Second Floor					
Flat 5	One	Vacant		39.90	430
Flat 6	One	Let on AST	£400	40.09	431
Floor Totals				79.99 (88.06)	861 (948)
Total Flat Area	16		£1,250	461.90 SQ M	4, 971 SQ FT

The property is let as above and therefore produces an annual income from the three let flats of £15,000 per annum.

On the basis that the one bed flats have a rental value of £400 PCM and the two bed flats £500 PCM, the property's full rental value is in the region of £55,000 per annum.

EPCS

EPCs are available upon request for the let flats. They have been requested for the vacant ones.

TENURE AND TERMS

Our client's freehold interest is offered for sale with the benefit of the tenancies and income outlined above. Offers are invited in excess of £490,000 subject to contract.

VIEWING AND FURTHER INFORMATION

For further information and to make arrangements to view, please contact

Tapp Chartered Surveyors on **0113 243 0920**.

SUBJECT TO CONTRACT

Details prepared October 2021



IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling / letting agents of the property for themselves, the vendors / landlords of the property described herein give notice that:-

1. Prospective purchasers / tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order.
2. Prospective purchasers / tenants should make all necessary enquiries with all relevant professional advisors and all other appropriate authorities regarding the suitability of these premises for the proposed use.
3. Prospective purchasers / tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
4. In making an offer, prospective purchasers / tenants will be deemed to have made all necessary searches and enquiries.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers / tenants to identify the property. The plans are digitally reproduced and therefore not to scale except where expressly stated.
6. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers / tenants are advised to consider the need for a structural survey and, if appropriate, an environmental survey of the property by a professionally qualified person.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor / landlord are those contained and expressly referred to in the written contract for sale / lease between the vendor / landlord and the purchaser / tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.