

**275 OTLEY ROAD
LEEDS
LS16 5LN**

FOR SALE

**FREEHOLD SHOP INVESTMENT
WITH LARGE VACANT FLAT OVER**



**LET RETAIL UNIT PRODUCING £15,000 PER ANNUM
WITH SEPARATE LARGE VACANT FLAT OVER**

- RARE FREEHOLD INVESTMENT
- EXCELLENT PROMINENT LOCATION IN HIGH VALUE RESIDENTIAL AREA
- CONVENIENT LOCATION CLOSE TO RING ROAD
- SHOP PRODUCING £15,000 PER ANNUM WITH TENANT HOLDING OVER
- RESIDENTIAL FLAT OVER WITH SELF-CONTAINED ACCESS



LOCATION

The property is located in West Park, a prosperous and sought after residential area approximately 3 miles north west of Leeds city centre.

West Park lies on the course of the A660 Otley Road and a short distance south of its intersection with the A6210 North Leeds Ring Road.

Headingley lies approximately 1 mile to the south east. Immediately opposite, on the east side of Otley Road, are both the Weetwood Hall Hotel and conferencing complex and the Village Hotel and leisure complex. Leeds Beckett University's main Headingley campus lies just to the south and with the University of Leeds Weetwood Sports Park just to the east.

275 Otley Road lies at the corner of Weetwood Grange Grove.

DESCRIPTION

275 Otley Road comprises a large semi-detached commercial and residential property dating from the early part of the twentieth century.

Built of brick, it sits under a hipped pitched roof covered with tiles but benefitting from a side dormer adding additional accommodation to the second floor flat.

The ground floor of the property is let to a takeaway – Spice Fusion. Beyond the retail window is an open-plan waiting and counter area. Set to the rear are kitchens and storerooms.

A separate independent door in the front elevation provides access to the flat over. Beyond the front door is a staircase to the first floor which comprises a large kitchen / living room with two en-suite bedrooms.

A staircase leads to a second floor divided into two rooms, one also benefitting from an en-suite bathroom.

Externally, the property is set back from Otley Road with a tarmacadammed forecourt for parking. Being situated as a semi on a corner, the unit particularly benefits from good visibility to passing traffic.



ACCOMMODATION

The property is divided to provide the following approximate areas:

| DESCRIPTION | NET INTERNAL AREA (SQ M) | NET INTERNAL AREA (SQ FT) |
|--------------------------|-----------------------------|------------------------------|
| Shop | | |
| Front sales | 27.13 | 292 |
| Rear stores and kitchen | 24.06 | 259 |
| RETAIL TOTAL | 51.19 | 551 |
| Residential | | |
| First floor | 65.05 | 700 |
| Second floor | 28.64 | 308 |
| RESIDENTIAL TOTAL | 93.69 | 1,008 |

TENANCIES

The ground floor shop is let as a hot food takeaway. The rent passing is £15,000 per annum, although the existing 10 year lease expired approximately 1 year ago. Negotiations have not opened for a lease renewal.

The residential flat, made up of four bedrooms, is currently vacant. It benefits from planning permission for occupation by three or more occupants (under an Article 4 Directive).

RATING

The VOA website has the following Rating assessment for the shop:

| | |
|------------------|-------------------|
| Description: | Shop and premises |
| Local Authority: | Leeds |
| Effective Date: | 1 April 2017 |
| Rateable Value: | £11,000 |
| Base Rate: | £275 |

EPC & SERVICES

An EPC is available upon request. We are advised the shop and flat are separately metered for electricity, gas and water services.

TENURE AND TERMS

The freehold interest in the property is offered for sale subject to the ground floor tenancy outlined above and with vacant possession of the flat.

Offers are invited in the region of £400,000 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 January 2022



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.