

# FULLY LET INVESTMENT FOR SALE

G.F. RETAIL UNIT  
WITH F.F. 4 BEDROOMED FLAT

**Vickers**  
carnley



243 Leadwell Lane, Robin Hood, Wakefield, WF3 3AG

- Ground floor retail unit
- First floor 4 bed flat
- Offers Around £395,000
- Current annual rental income- £27,140
- Excellent location
- Car park loading bay to rear



## Description

This is a very well known property situated in a much sought after location.

The property is arranged over two floors with well known convenience store 'One Stop' occupying the ground floor space which includes store, kitchen and Wc facilities. The ground floor includes hot & cold air con, security shutters and gas central heating.

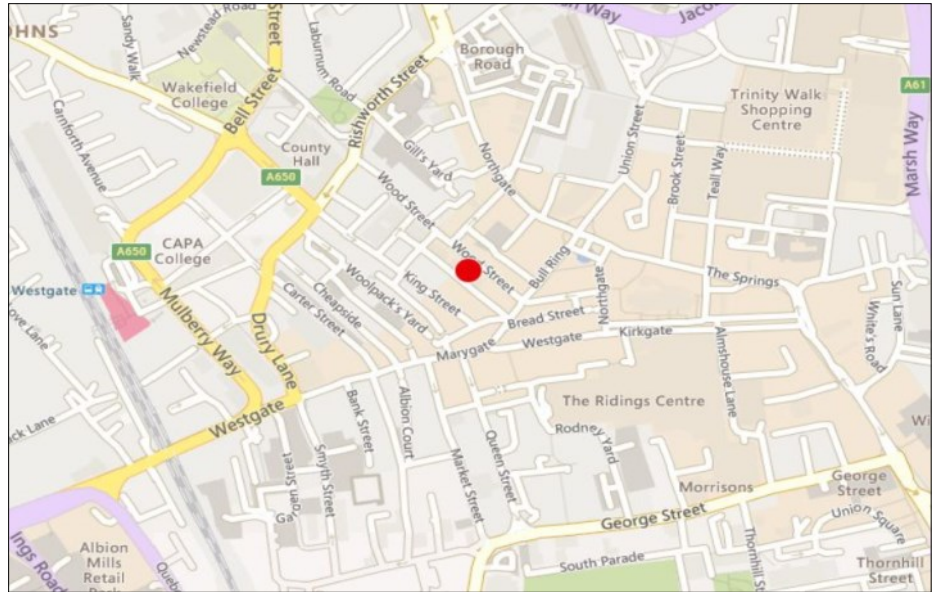
The first floor comprises of a generous 4 bed roomed flat with lounge, kitchen and bathroom.

The ground floor is Freehold and the first floor is held on a 199 year long leasehold title from 2008.

The pending rent review in October 2024 may be an opportunity for a new landlord to increase rental income subject to the normal rent review process.

## Location

The site occupies an enviable location fronting directly onto Leadwell Lane close to the junction with Leeds Road. The property is part way between Leeds and Wakefield which is convenient for neighbouring towns at Rothwell and Thorpe. Both the M62 and M1 motorways are just a short drive away.



## Accommodation

Ground floor shop - 38ft 10in x 33ft = 1,281 sq ft

Store & Wc- 24ft 5in x 8ft 8in = 211 sq ft

Store- 7ft 6in x 7ft 5in = 56 sq ft

**Total internal area- 1,548 sq ft.  
Includes Wc. Plus basement.**

First floor flat:

Kitchen- 13ft 9in x 13ft 5in = 184 sq ft

Lounge- 13ft 6in x 14ft 3in = 192 sq ft

Bedroom 1- 9ft 6in x 17ft 9in = 169 sq ft

Bedroom 2- 12ft x 9ft 10in = 118 sq ft

Bedroom 3- 14ft 3in x 10ft 8in = 152 sq ft

Bedroom 4- 11ft x 10ft = 110 sq ft

**Total first floor - 925 sq ft plus bathroom**

## Lease Details

### Ground Floor & Basement Convenience Store (One Stop Shop)

Basement used as storage only.

10 year shop tenancy expiring Oct 2029. Rent review in Oct 2024.

Ground floor current passing rental - £17,000 ex VAT

### First floor 4 bed flat

Residential tenants are working/professional tenant.

12 month fixed tenancy until 24th October 2024.

First floor flat current passing rental £10,140 Flat.

**Total annual rental income- £27,140**

## Summary

<b>Size</b>	Retail unit– 1,548 sq ft First floor– 925 sq ft plus bathroom
<b>Price</b>	£395,000
<b>Title</b>	Ground floor– Freehold First Floor– 199 year long leasehold title from 2008
<b>Rateable Value</b>	£16,750
<b>Council Tax</b>	B
<b>Small Business Rates Relief</b>	For more information please contact the local authority on 01977 727121.
<b>VAT</b>	VAT is applicable on the ground floor. The first floor is not elected for VAT.
<b>Legal Fees</b>	Each party is responsible for their own legal costs.

## Viewings & Further Enquiries

	<b>Lee Carnley</b> 01924 291500 lee.carnley@vickerscarnley.co.uk
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### GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
  - All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were created May 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.