



- Detached mixed commercial/residential freehold investment
- Long established commercial tenants
- Two self contained maisonettes
- Gross Rent £27,800pa
- Vacant plot to rear – potential development opportunity (subject to planning)

40 & 42 Victoria Road, Guiseley, LS20 8DG

First Floor, 35 The Grove, Ilkley, LS29 9NJ
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Location & Description

Detached, the property is substantially constructed on two floors, of coursed stone to external elevations under a traditional pitched roof, Yorks stone slate covered and incorporating dormers/rooflights front and rear.

On ground level the commercial areas have been enlarged, at the front with a single storey 'shop front' extension, and to the rear each unit having single storey flat roof areas accommodating WC's Kitchen etc. Access to the flats is gained across the latter, via external stairs (all units self-contained, and separately serviced/metered).

The property is situated in the centre of Guiseley, just off the main A65 through route. The site includes a large undeveloped area to the rear with vehicular access and **suitable for further development (subject to availability of appropriate consents).**

Accommodation

Ground Floor

No.40 – Side Entrance Hallway, front and rear Consultation Rooms, plus WC/.kitchen.

No.42 – Café areas front and rear, with Kitchen/Pantry, WC and basement stores.

Upper Floors

No.40a – Dining Kitchen and Sitting Rooms, with 2 bedrooms and bathroom over.

No.42a - Dining Kitchen and Sitting Rooms, with 2 bedrooms and bathroom over.

Externally

Rear yard/Parking (Note: the commercial leases allow parking for 1 car each in a position to be determined by the lessor) with access from the rear roadway.

Schedule of Accommodation (Areas approx.)

	Sq. m	Sq.ft
No.40 (net)	44.8	482
No.42 (net) *	52.5	562
No.40a (gross)	85.0	914
No.42a (gross)	85.0	914

(*) – plus basement

Note

The property is in a generally good state of repair (fibreglass coverings to flat roof areas etc – the flats offering accommodation of a good standard, with relatively modern fittings etc) although is offered subject to known cracking of the joint between the rear wall and single storey extension at No.40.

Interested parties will need to satisfy themselves as to any requirement for remedial action in this respect.

Guide Price £315,000 (Offers invited) - (excl Vat – if applicable). A purchase at this figure equates to a return of 8.83% (gross and before allowance for costs.)

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



Lease Schedule:

Unit	Tenant	Term	From	Rent pa	Rent Review	First occupied	EPC	RV/Council Tax
40 Victoria Road	Lindsay (chiroprapist)	3 years	15.12.23	£5,500 pa	-	20 years +	???	£2550
40A Victoria Road	Digpal	Assured Shorthold	07.06.19	£7,200 pa	-	June 2019	D (60)	B
42 Victoria Road	Macmillan (Refuel café)	6 years	19.02.24	£7,000 pa	19.02 27	Nov 2015	B (50)	£6000
42A Victoria Road	McInnes/Quinn	Assured Shorthold		£8100 pa	-	Feb 2022	D (60)	B
TOTAL				£27,800 PA				

Tenure

Freehold

Viewing

Strictly by arrangement with the sole agents - **(Ref: Alastair McDowell)**

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Plan for identification purposes only



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