

WPM

Commercial Property

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25-39

AIRE ROAD, WETHERBY  
LS22 6UE

**FOR SALE**

Well located residential / retail investment presently producing £57,360 per annum gross (increasing to £58,360 per annum\*)





## LOCATION

The property is located on Aire Road (approximately 1 mile north of the Town Centre) and forms part of a large residential area (several hundred dwellings) constructed in the 1970's.

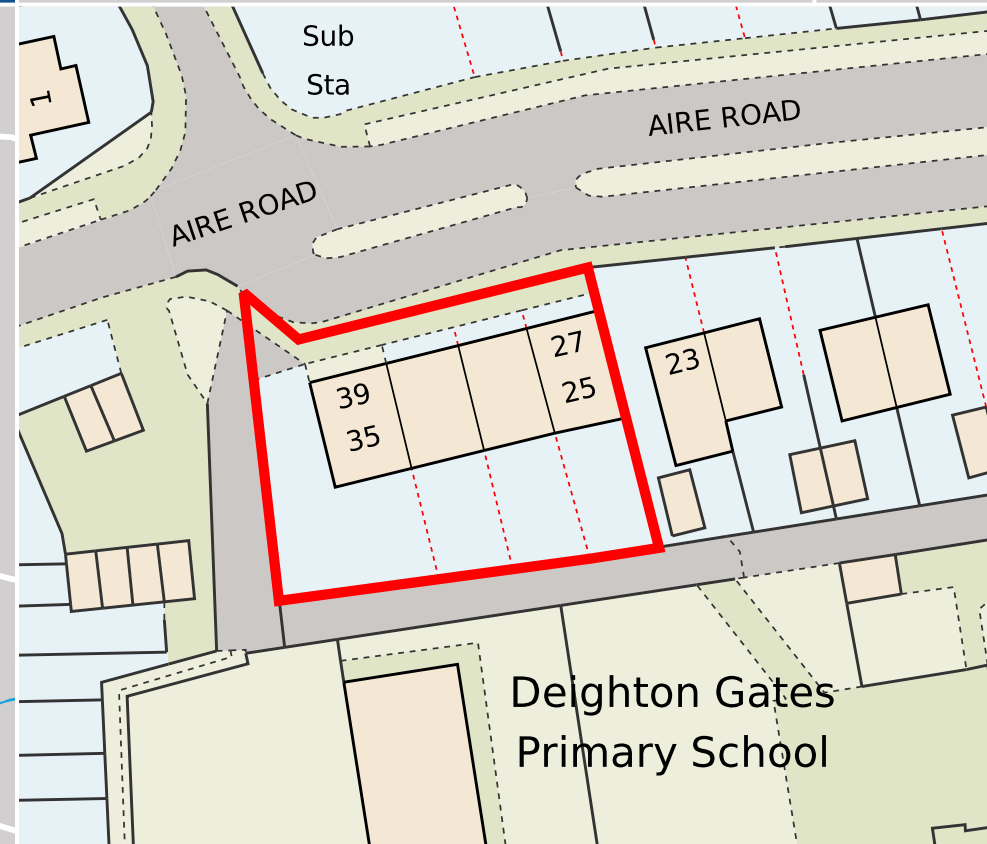
Wetherby is a strategically located and popular market town situated in West Yorkshire approximately 12 miles north of Leeds, 12 miles west of York and 8 miles east of Harrogate.

## TENURE

Freehold.

## EPC

A EPC is available for each of residential units and the shop. These are available upon request.



## WETHERBY

The town has a population of 20,000 and benefits from high quality local shopping and leisure experiences as well as access to the national motorway network via junction 45 and 46 of the A1M motorway.



## DESCRIPTION

The property comprises 7 apartments and a ground floor lock up shop unit arranged over two floors.

Constructed in the 1970's the premises are of brick construction under a pitched tile roof.

There is on street parking to the front with private parking to the rear.

## TENANCIES

Please see the attached schedule.

Address & Tenant	EPC	Brief Lease Terms	Rent Review due or Reversion	Rent
No 25 - First Floor Two Bedrooms	C**	Assured Shorthold Tenancy	12 Months w.e.f 01/06/21	£590 p.c.m gross
No 27 - Ground Floor One Bedroom	C	Assured Shorthold Tenancy	12 Months w.e.f 19/06/21	£570 p.c.m gross
No 29 - Ground Floor One Bedroom	C	Assured Shorthold Tenancy	12 Months w.e.f 01/06/21	£570 p.c.m gross
No 31 - First Floor Two Bedrooms	C**	Periodic Tenancy		£560 p.c.m gross
No 33 - First Floor Two Bedrooms	C	Periodic Tenancy		£590 p.c.m gross
No 35 - Ground Floor One Bedroom	C**	Periodic Tenancy		£575 p.c.m gross
No 39 - First Floor Two Bedrooms	D	Periodic Tenancy		£575 p.c.m gross
			<b>Annualised</b>	<b>£48,360 p.a. gross</b>
No 37 - Ground Floor Ms Stephanie Rhodes (with guarantor) Dog Grooming Parlour	D	5 Years from 24/01/2022 Effective full repairing and insuring lease. Lease renewal procedure in hand @ £10,000 pax	23/01/2027	£10,000 p.a *
			<b>TOTAL</b>	<b>£58,360 p.a. gross *</b>

\* subject to completion of a renewal lease of 37 Aire Road, Wetherby

\*\* EPC's currently being renewed

## ACCOMMODATION

The schedule below details the approximate sizes of the flats taken from the EPCs and the retail unit.

Number	sq m	sq ft
25	52	560
27	48	517
29	43	463
31	53	568
33	53	570
35	46	501
37	46	501
39	52	560
<b>TOTAL</b>	<b>393</b>	<b>4,240</b>

## SITE

Approximate dimensions of the site, which have been scaled from the Ordnance Survey Plan are as follows :-

Frontage to Aire Road	30.32 m	99 ft
Site Depth	31 m	74 ft
Site Area	0.066 hectare	0.163 acre

## PROPOSITION

Offers in excess of £835,000 are invited for the freehold interest.



## VIEWING

For further information please contact the sole agent.



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