

Heaney
Micklethwaite

Commercial Property Consultants

INVESTMENT FOR SALE



**10 AUSTHORPE ROAD
CROSSGATES
LEEDS
LS15 8DL**

10 Austhorpe Road, Crossgates

LOCATION:

The property is located on Austhorpe Road in Crossgates neighbourhood shopping area. Austhorpe Road hosts a number of national occupiers including NatWest Bank, Merkur Slots, British Heart Foundation, Reeds Rains and Costa Coffee.

DESCRIPTION:

The property comprises a brick built two storey bank premises under a part pitched slate roof and part flat roof. To the rear of the premises is a car park which can accommodate up to seven cars.

ACCOMMODATION:

The accommodation with the following approximate areas comprises:-

Ground Floor Banking Hall	1,971 sq ft	183.1 sqm
First Floor Offices and Staff Rooms	1,053 sq ft	97.8 sqm
Toilets		
Second Floor storeroom	390 sq ft	36.2 sqm
Outside Rear Car Park		

TENURE:

Freehold subject to the occupational lease.

LEASE TERMS:

The property is let on a full repairing and insuring lease from 6 June 2016 until 5 June 2026 to Virgin Money plc. There was a rent review on 5 June 2021. There was a tenant only break on 5 June 2021 which was not exercised. The rent is £40,000 per annum.

PURCHASE PRICE:

Offers in the region of £600,000 are invited.

VAT:

The property is not registered for VAT.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

Energy performance certificate (EPC)

Yorkshire Bank Plc
10 Aushorpe Road
LEEDS
LS15 8DL

Energy rating

D

Valid until: **31 July 2025**

Certificate number: **0230-0935-3139-1823-6002**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

390 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

