




Stoneacre
COMMERCIAL

Stoneacre Properties
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111 to 115, Otley Road, Headingley, LS6 3PX £850,000

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

MIXED-USE FULLY TENANTED FREEHOLD INVESTMENT

The property prominently dominates parade of shops fronting Otley Road A660 at the junction with B6157 towards Chapel Allerton and close to the heart of Headingley.

To the south, Leeds City Centre is about 4 miles away and to the north Leeds Outer Ring Road is less than 1 mile away providing easy access in all directions.

TENANCIES UNAFFECTED BY SALE

- 4,045 Sq Ft
- Fully Tenanted
- Ideal Investment
- GF - Iconic Restaurant
- FF - Dental Practice
- Fantastic Location

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman The Conveyancing Ombudsman OnTheMarket.com

LOCATION

The property prominently dominates the frontage of a parade of shop fronting Otley Road A660 at the junction with B6157 towards Chapel Allerton and close to the heart of Headingley.

To the south, Leeds City Centre is about 4 miles away and to the north, Leeds Outer Ring Road is less than 1 mile away which in turn provides easy access in all directions.

DESCRIPTION

The property offers 2 storey accommodation under a pitched tiled roof together with several outbuildings.

The Restaurant occupies the ground and part first floor on a Leasehold basis providing 85 cover seating area, Bar, Cocktail lounge and extensive kitchens prep areas & storerooms.

The Dental Practice occupies part of the first floor on a Leasehold basis and provides a reception area and 3 treatment rooms.

ACCOMMODATION

The property offers the following accommodation:-

111 - 115 Otley Road:-

Ground floor 219.79 m² - 2355 sq ft

First floor 81.38 m² - 876 sq ft

Ground floor stores 74.31 m² - 800 sq ft

Totals 374.48m² - 4031 sq ft

115a Otley Road:-

First floor reception 21.80 m² - 245 sq ft

First floor treatment rooms 29.60 m² - 318 sq ft

Totals 51.40 m² - 553 sq ft

TENANCY

The property is tenanted as follows:-

111 - 115 Otley Road

£58,000pa

15 year lease 26/10/23 - 25/10/38

Rent Review at the end of years 5 & 10

Tenant Break at the end of years 5 & 10

115a Otley Road

£7,000pa

Subject to pending new lease & rent terms.

Total passing rental

£65,000pa

PRICE

Offers of £850,000 are invited for the Freehold interest.

We are informed that VAT is applicable to this Sale.



BUSINESS RATES

The property has been assessed by the Valuation Office Agency as follows:-

111 - 115 Otley Road
£54,000RV

115a Otley Road
£7,800

Subject to 100% Small Business Rate relief (subject to status).

ZERO PAYABLE

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property are:-

111 - 115 Otley Road
2870-9400-2176-3369-6695
Rating B-45

115a Otley Road
2622-6852-2867-3512-4536
Rating C-62

These can be viewed on www.gov.uk/find-energy-certificate

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT 1967

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.
4. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTONS ACT 1991

These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared March 2024.

