



Stoneacre
Properties



Leylands Road, Leeds, LS2 7JT
Offers In The Region Of £450,000

*** CALLING ALL INVESTORS *** CASH BUYERS ONLY *** An ultra rare opportunity has arisen to acquire a ready made portfolio of 10 CitispacE apartments all situated on the 4th floor of CitispacE West currently achieving £5,235 PCM in rental income offering a gross return of 13.96%, £62,820 per annum.

These properties are ONLY available to cash buyers.

All properties are currently let out, and we are advised the current landlord has never faced any issues letting these properties out.

Breakdown of properties:

- Flat 1 – tenanted – on a periodic basis - £495 PCM
- Flat 2 – tenanted – on a periodic basis - £495 PCM
- Flat 3 – tenanted – on a periodic basis - £550 PCM
- Flat 4 – tenanted – on a periodic basis - £520 PCM
- Flat 5 – tenanted – fixed term until 31 May 2025 - £535 PCM
- Flat 6 – tenanted – on a periodic basis - £495 PCM
- Flat 7 – tenanted – on a periodic basis - £575 PCM
- Flat 8 – tenanted – fixed term until 30 April 2025 - £525 PCM
- Flat 9 – tenanted – on a periodic basis - £495 PCM
- Flat 10 – tenanted – fixed term until 9 February 2025 - £550 PCM

The apartments let at £495, have the potential to increase up to £525 PCM adding an additional £1,440 to the total annual rental income.

Note: it wont be possible to show all 10 properties in one go but we can show a handful of properties to allow prospective buyers to get a feel for the apartments. They range in size, but are all 1-bed apartments.

Citisspace is a very popular urban development on the fringe of the city, and opportunities to purchase a portfolio like this very rarely arise, especially when all apartments are currently tenanted as of October 2024.

Service charge per apartment:

All figures below are the most recent from the period of 01.07.24 to 31.12.24 (6 months)

- Flat 1 - £562.40
- Flat 2 - £562.40
- Flat 3 - £562.40
- Flat 4 - £562.40

- Flat 5 - £703.00
- Flat 6 - £703.00
- Flat 7 - £703.00
- Flat 8 - £703.00
- Flat 9 - £703.00
- Flat 10 - £703.00

EPC per apartment

Below is the EPC rating per apartment:

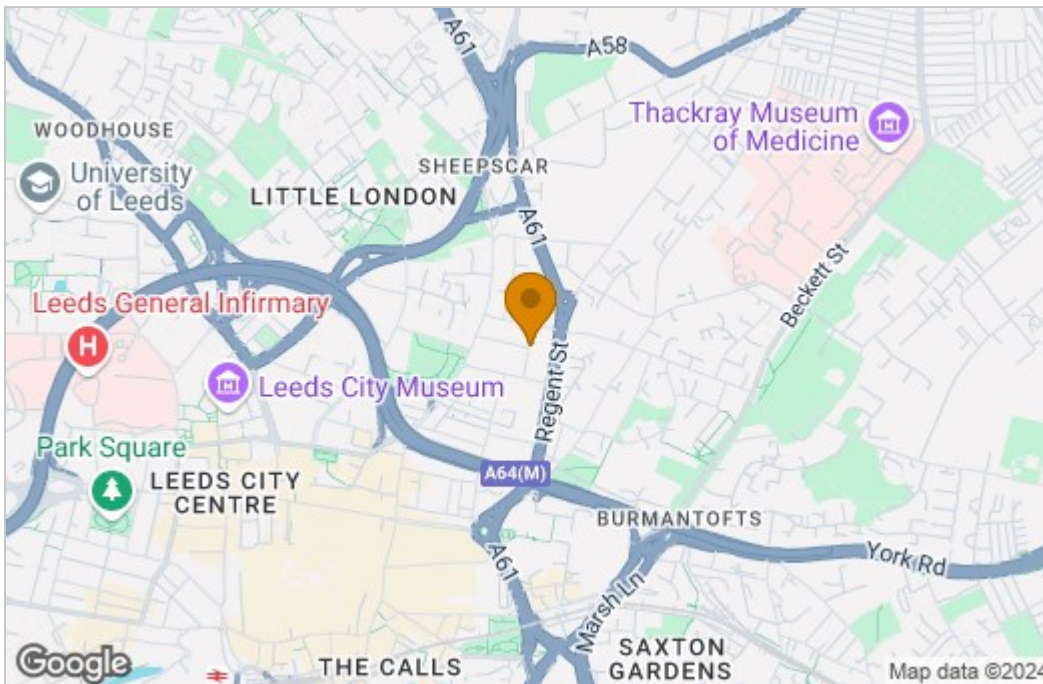
- Flat 1 - C
- Flat 2 - B
- Flat 3 - B
- Flat 4 - B
- Flat 5 - C
- Flat 6 - B
- Flat 7 - B
- Flat 8 - C
- Flat 9 - C
- Flat 10 - C

Council Tax per apartment

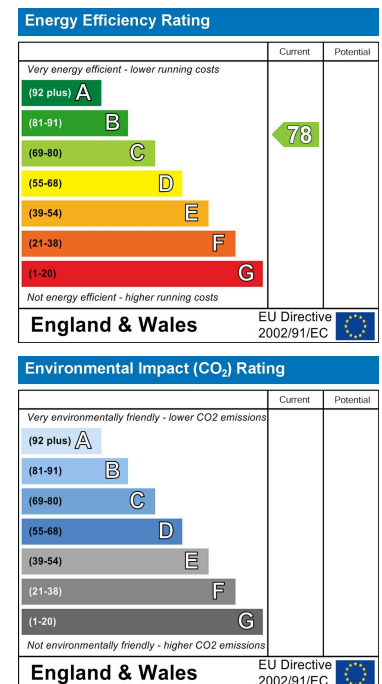
Below is the council tax banding per apartment:

- Flat 1 - B
- Flat 2 - B
- Flat 3 - B
- Flat 4 - B
- Flat 5 - B
- Flat 6 - B
- Flat 7 - B
- Flat 8 - B
- Flat 9 - B
- Flat 10 - B

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

