



- Commercial & residential end terrace
- Two commercial units
- One duplex two bed spacious flat
- Commercial rent £14,250 p/a
- Residential rent £15,642 p/a inc bills
- Freehold for sale (businesses unaffected)



AN END TERRACED COMMERCIAL AND RESIDENTIAL PROPERTY SITUATED IN THIS PROMINENT POSITION ON A BUSY ROAD, CLOSE TO BURLEY PARK TRAIN STATION, THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITHIN EASY REACH OF LEEDS CITY CENTRE AND THE UNIVERSITIES.

The freehold of the property is being sold as a going concern with the the two commercial units let at £14,250 p/a and the self-contained flat above let until 30th June 2026 at £15,642 p/a including bills. (Businesses unaffected)

The property comprises a café and vape shop on the ground floor, both of which have shared access to the basement for storage and washroom w/c facilities.

The flat above has its own entrance to the side, proving very spacious accommodation over two floors, comprising an entrance hall, a light and airy lounge with double aspect windows, a modern fitted kitchen and a bathroom w/c on the first floor, with two very generous double bedrooms on the top floor.

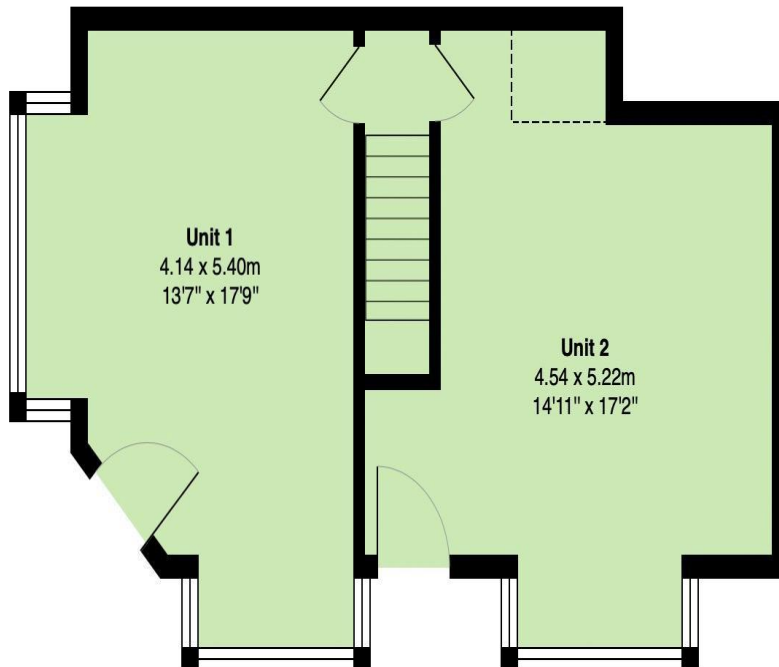
Externally, there is a large pavement frontage and a garden/yard to the side.

The sale of the property is subject to the successful buyer retaining the current lettings management agent, Leeds Rentals, until otherwise agreed.

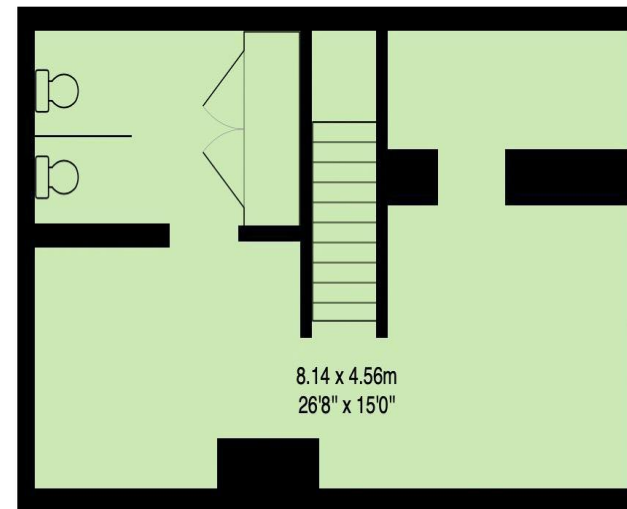




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



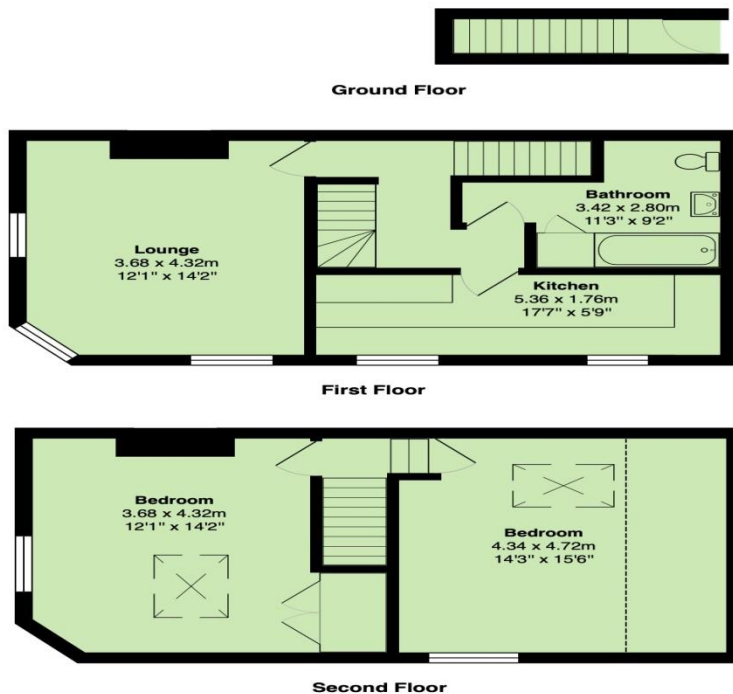
Ground Floor



Basement

Total Area: 89.0 m² ... 958 ft²

Total Area: 87.7 m² ... 944 ft²



Total Area: 87.7 m² ... 944 ft²

Tenure Freehold

Council Tax Band A

Possession Subject to tenancies

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Management Clause

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.



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