



Branch Road

Armley, Leeds, LS12 3AQ

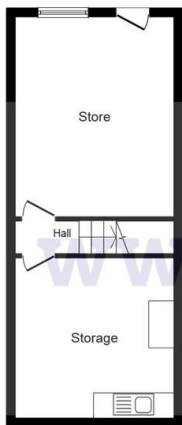
£150,000

sales@hop-property.co.uk



Property Summary

HOP are pleased to be able to offer this unique investment opportunity to the open market. The sale includes a tenanted shop to the ground floor and basement with a current income of £630 per calendar month with approximately two years of tenancy secured. Then an additional, separate duplex apartment spanning across the first and second floor, currently vacant and requiring some modest refurbishment works but with an estimated future rental income of circa £575pcm. The property is very well located, situated between Armley Town Street and Stanningley Road with a regular flow of passing traffic and footfall with on road parking to the front and rear. The shop has been used as a Polish butchers for a number of years, rented to the same tenant. This is an ideal opportunity for a landlord and/or business owner as both the shop and living space can be rented out individually.



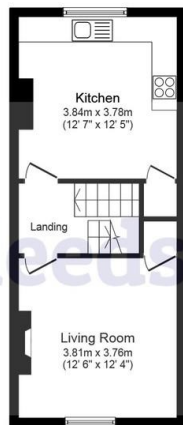
Basement

Floor area 36.0 sq. m. (388 sq. ft.) approx



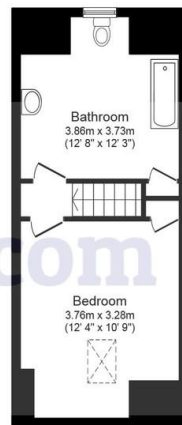
Ground Floor

Floor area 36.0 sq. m. (388 sq. ft.) approx



First Floor

Floor area 36.0 sq. m. (388 sq. ft.) approx

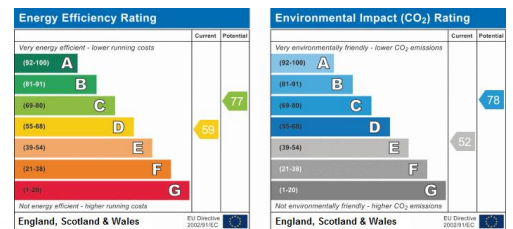


Second Floor

Floor area 36.0 sq. m. (388 sq. ft.) approx

Total floor area 144.0 sq. m. (1,550 sq. ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



- COMMERCIAL SHOP PREMISES
- DUPLEX APARTMENT ABOVE
- APARTMENT REQUIRES REFURB
- SHOP ACHIEVING £630PCM
- GREAT LOCATION - GOOD FOOTFALL
- ON ROAD PARKING NEARBY
- CLOSE TO CITY CENTRE
- GAS CENTRAL HEATING
- ESTIMATED 9%+ RENTAL YIELD
- EPC D

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements