

**275 MEANWOOD ROAD
LEEDS
LS7 2JD**

FOR SALE

**FREEHOLD STUDIO INVESTMENT OF
APPROX. 3,500 SQ FT – 7 ROOMS – FULLY LET**



**TWO STOREY BUILDING PROVIDING STUDIOS
TO CREATIVE TENANTS**

- **PROMINENT POSITION ON MEANWOOD ROAD**
- **LEEDS CITY CENTRE 1 MILE AWAY**
- **APPROX. GROSS AREA OF 3,500 SQ FT**
- **INVESTMENT OPPORTUNITY – CAPABLE OF OWNER OCCUPATION**
- **LONG TERM DEVELOPMENT POTENTIAL**
- **ANNUAL RENTAL INCOME OF £33,840**



LOCATION

The property is located on Meanwood Road, approximately 1 mile north of Leeds city centre.

Meanwood Road forms a major arterial route from the Sheepscar area of the city through Meanwood itself and onto the Ring Road at Moortown and Alwoodley. It runs parallel to Scott Hall Road (A61 to Harrogate) - a short distance to the east and Woodhouse Lane/Headingley Lane to Otley, just to the west.

The building has a prominent position on the south west side of the road and can be identified by the Tapp Chartered Surveyors sign on the front elevation.

DESCRIPTION

275 Meanwood Road is a unique stand alone property offering studio work spaces on two floors. Built of brick/blockwork the rear section sits under a pitched tiled roof. Fronting Meanwood Road is a further extension under a flat roof.

Access is by way of a doorway from the roadway to the side elevation and onto the building's first floor level. This opens into a lobby with a communal kitchen and toilets off.

Internally each floor is divided to provide a variety of sizes of workrooms, some benefitting from natural light and others not.

The first floor offers four individual suites, two of which benefit from windows over Meanwood Road. The ground floor is at street level to Meanwood Road and offers a further three studios.

ACCOMMODATION & TENANCIES

The property is divided to provide the following approximate areas:

| DESCRIPTION | TENANT | LEASE START DATE | RENT (£ PA) | SIZE (SQ FT) |
|------------------------|----------------------------|------------------|----------------|--------------|
| Room A First Floor | Kingsman Group Services | 1 January 2023 | £7,200 | 540 |
| Room B First Floor | Luci Pina | 15 April 2023 | £5,700 | 607 |
| Room C First Floor | Alexander Mercer Main | 7 March 2023 | £5,940 | 333 |
| Room D First Floor | Paul Anderson | 1 January 2023 | £3,960 | 213 |
| Room F Ground Floor | Tight Lines Music C.I.C | 1 April 2023 | £3,120 | 239 |
| Room G Ground Floor | Robert C Hughes | 1 January 2023 | £3,120 | 198 |
| Room H Ground Floor | Yorkshire Upholsterers | 1 January 2023 | £4,800 | 347 |
| TOTAL | | | £33,840 | |

We are advised that the landlord is responsible for utilities and that the rents charged are inclusive of these.



RATING

The property has a single Rating Assessment of £14,750 in the 2023 Rating List.

EPC

An EPC can be made available upon request.

TENURE & TERMS

275 Meanwood Road is offered for sale freehold and subject to the tenancies outlined above. Offers are invited in excess of £350,000 showing a purchaser a gross yield in the region of 9.7%.

VIEWING AND FURTHER INFORMATION

For further information and to make arrangements to view, please contact **Tapp Chartered Surveyors** on **0113 243 0920**.

SUBJECT TO CONTRACT

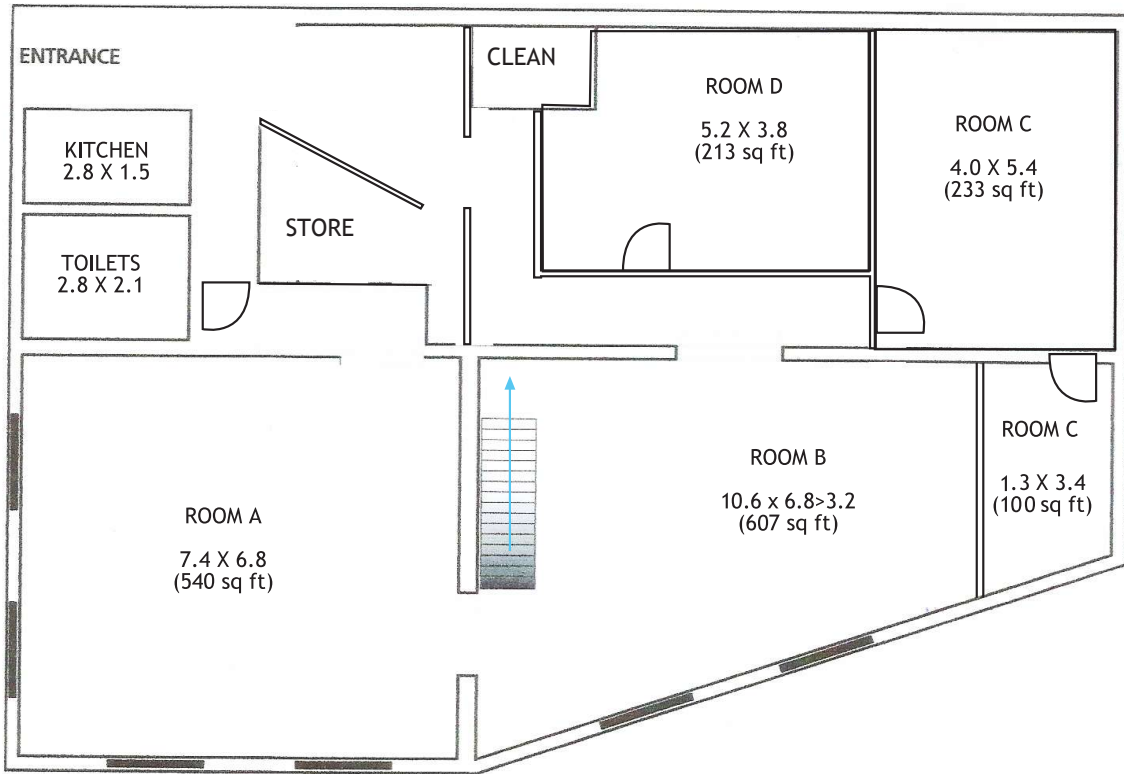
Details revised January 2024



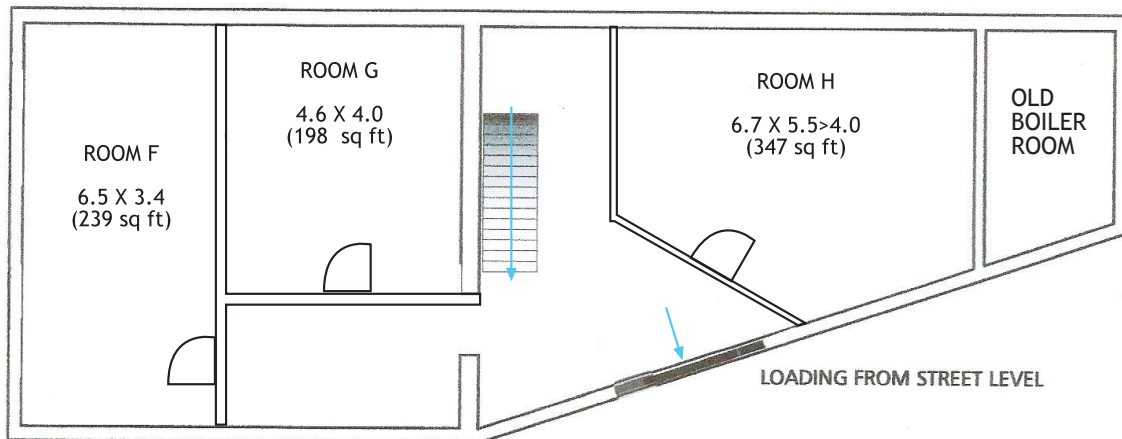
SCALED PLAN OF 275 MEANWOOD ROAD

SCALE 1:100

FIRST FLOOR LEVEL



GROUND FLOOR (STREET LEVEL)



PLEASE NOTE THAT ALL SIZES AND AREAS ARE ESTIMATED



IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling / letting agents of the property for themselves, the vendors / landlords of the property described herein give notice that:-

1. Prospective purchasers / tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order.
2. Prospective purchasers / tenants should make all necessary enquiries with all relevant professional advisors and all other appropriate authorities regarding the suitability of these premises for the proposed use.
3. Prospective purchasers / tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
4. In making an offer, prospective purchasers / tenants will be deemed to have made all necessary searches and enquiries.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers / tenants to identify the property. The plans are digitally reproduced and therefore not to scale except where expressly stated.
6. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers / tenants are advised to consider the need for a structural survey and, if appropriate, an environmental survey of the property by a professionally qualified person.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor / landlord are those contained and expressly referred to in the written contract for sale / lease between the vendor / landlord and the purchaser / tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.