

**12/12A HIGH STREET
KIPPAX
LEEDS
LS25 7AB**

FOR SALE

MIXED USE FREEHOLD INVESTMENT



**COMPRISING A LET GROUND FLOOR SHOP AND
CURRENTLY VACANT FIRST / SECOND FLOOR FLAT**

- CENTRAL LOCATION ON KIPPAX MAIN STREET
- LOCK-UP SHOP CURRENTLY PRODUCING £4,800 PER ANNUM
- 2 BED FLAT – RECENTLY LET AT £7,200 PER ANNUM
- GROUND FLOOR SHOP - 335 SQ FT

4 Park Place Leeds LS1 2RU
0113 243 0920
www.tappcs.co.uk



LOCATION

The property is located in Kippax, approximately five miles east of Leeds city centre but generally considered part of its larger conurbation.

Kippax lies in the triangle of land formed between the M1 Motorway to the west, the A1M to the east and the M62 to the south. As such, it is extremely convenient for the east side of Leeds and also for regional commuting. It is surrounded by open countryside and accessed by three main routes into it.

Together with the adjoining village of Methley, it has a population of around 21,000 and its central area / high street has a mix of primarily independent retailers and a small Co-op store.

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



DESCRIPTION

12 and 12A High Street is a through mid-terraced property of brick construction and sitting under a twin pitched roof covered with tiles.

Internally the shop is divided to offer an open-plan sales area with storage and a WC to the rear of this.

Access to the flat is from the rear elevation and off a lobby. Stairs lead up to the first floor accommodation.

The flat offers an open-plan kitchen / lounge area and a bedroom at first floor. To the second floor is a further bedroom and the bathroom.



ACCOMMODATION & TENANCIES

The property is divided to provide the following approximate areas:

DESCRIPTION	TENANT	LEASE START DATE AND TERM	SIZE (SQ FT)	RENT (PER ANNUM)
Ground floor retail	P & A Flintoff	27/08/2020 5 year Lease	335	£4,800
First floor flat	Recently vacant	N/A	617	Previously £7,200
TOTAL				£12,000

RATING

The shop has a Rating Assessment for the shop of £4,150 in the 2023 Rating List, although with a Rateable Value under £12,000, it should benefit from 100% Small Business Relief.

EPC

EPCs can be made available upon request.

TENURE & TERMS

12 and 12A High Street are offered for sale freehold and subject to the tenancy outlined above. Offers are invited in excess of £165,000 showing a purchaser a gross yield in the region of 7.3% when fully let.

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 prepared April 2024

Internal flat picture





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.

