

Lambert
Smith
Hampton

BRUNSWICK COURT

BRIDGE STREET | LEEDS LS2 7SA |  retain.status.burst

Well located
City Centre
Freehold block

Comprising
39 flats with
ample parking



CORN EXCHANGE SC

LEEDS STATION

LEEDS CATHEDRAL

KIRKGATE MARKET

CENTRAL ARCADE SC

GRAND THEATRE

VICTORIA SC

TRINITY SHOPPING CENTRE

ST JOHNS CENTRE

NORTH CRESNET

JOHN LEWIS

A64(M)

HAMPTON BY HILTON

BRUNSWICK COURT

BRIDGE ST

BRIDGE STREET | LEEDS LS2 7SA

INVESTMENT SUMMARY

- Freehold
- 39 self-contained flats (32 x one bed and 7 x two bed)
- 26 car parking spaces with secure gated access
- Well located for road and pedestrian access into Leeds City Centre
- Currently producing a gross income of £419,700 per annum
- Estimated Rental Value (ERV) of approximately £444,000 per annum

PROPOSAL

We are instructed to seek offers in excess of **£5,200,000 (Five Million Two Hundred Thousand Pounds)** for the Freehold interest, subject to contract and existing tenancies. A purchase at this level reflects a **gross yield of 8.5% based on ERV.**



LOCATION

Leeds is one of the UK's fastest growing cities and serves as both the cultural and commercial hub of West Yorkshire. The city is well located offering strong connectivity to several of the UK's other major cities.

Manchester lies approximately 35 miles to the southwest, providing access to one of the country's largest commercial and financial centres, while York is around 21 miles to the northwest and Sheffield 28 miles south.

The city benefits from exceptional transport infrastructure, supporting both regional and national connectivity.

Leeds Bradford International Airport is located 7 miles northwest of the subject property providing a range of domestic and European flights. Road communications are strong, with the M1, A1(M) and M62 situated within close proximity facilitating access to the rest of the UK and wider region.

Leeds Railway Station is located 0.7 miles from the subject property and offers frequent mainline rail services, including direct connections to;

London King's Cross	2 hours 15 mins
Manchester	1 hour
Birmingham	1 hour 50 mins
Liverpool	2 hours
Edinburgh	3 hours

Leeds has a large, diverse and resilient economy, underpinned by major employers including Leeds City Council, Leeds Teaching Hospitals NHS Trust, Leeds and Leeds Beckett Universities, as well as several major commercial employers including ASDA, Jet2, HSBC and other significant financial organisations. Leeds also benefits from a notable student population with sources suggesting numbers of between 70,000 to 80,000, with a successful post-graduation retention rate of circa 35% to 39%.





SITUATION

The subject property is located within the wider Mabgate regeneration area, an emerging mixed-use district on the fringe of Leeds city centre.

The subject is positioned on the eastern side of Bridge Street, in a residential suburb of Leeds, 0.5 miles northeast of the city centre. Bridge Street is accessed via North Street which benefits from a number of local and national shops and amenities just off the A64(M).

The immediate location around the subject is residential. Leeds City Centre can be accessed within a 15-minute walking distance, whilst Bridge Street provides a number of local bus routes.





DESCRIPTION

The subject property comprises a late 1900s detached brick-built block over ground and one upper floor underneath a pitched slate roof.

Internally, the property provides 32 x one-bedroom flats and 7 x two-bedroom flats, all of approximately 370 sq ft and 600 sq ft respectively. Each flat comprises one bathroom and open planned kitchen/ living rooms.

There are 26 parking spaces as part of the property located along the northern and eastern boundaries.

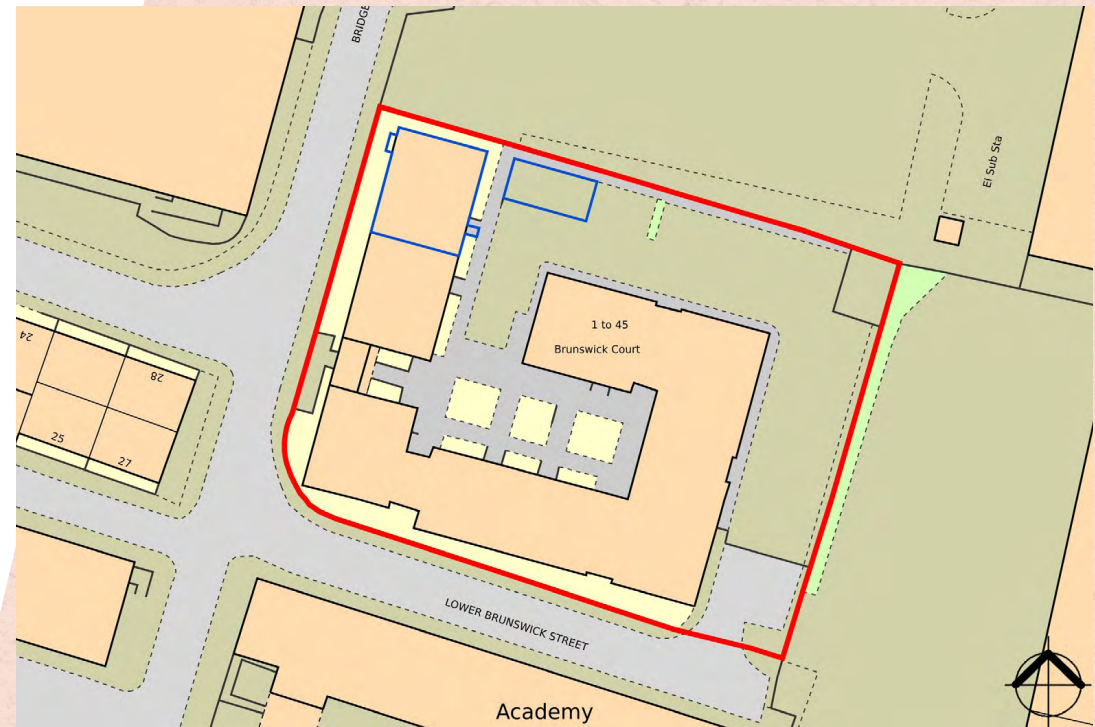


TENANCY

All 39 flats are currently let subject to Short Periodic Tenancy agreements, producing a current gross income of £404,100 per annum, with individual rents for the one-bedroom flats ranging from £735 - £925 per calendar month, averaging to £836, and the two-bedroom flats ranging from £900 - £1,050 per calendar month averaging to £989 per calendar month.

There is also an additional £15,600 per annum of income generated from the 26 parking spaces. This gives a total current gross income of £419,700 per annum.

We believe that the flats could achieve rents between £820 - £1,100 per calendar month with an average of approximately £880 per calendar month. This would provide a total estimated rental value (ERV) in the region of £444,480 per annum (including parking) and presents a value-add asset management opportunity.



TENURE

The subject property is held Freehold across two titles. Title numbers **WYK505356 & WYK498870**

The area outlined in blue on the above plan has been sold off subject to a Freehold interest (Title No. **WYK490261**) and comprises a self-contained building of six flats and four car parking spaces.

EPC

There are 45 x EPC certificates in place (39 x flats and 6 x common parts) with the ratings of D(56) to C(77) - all certificates for the flats expire in November 2027 and for the common parts July 2029.

All certificates are available to view and download from the data-room.

METHOD OF SALE

The subject is for sale by way of Private Treaty; however, we reserve the right to conclude the marketing process by way of an Informal Tender process.

AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

DATA ROOM

A full suite of documents are available to view and download from the data room, please enquire with the sales team for access.

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INSPECTION & FURTHER INFORMATION

The property may be inspected by prior appointment only via the vendor's sole selling agent, Lambert Smith Hampton.

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**Lambert
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