

Castlehill

Estate & Letting Agents

391 Oakwood Lane, Leeds
LS8 3DD

£395,000 Region



- Substantial corner building
- Commercial & residential investment
- Prominent location
- 5 en-suite bedroom HMO
- Off street parking
- Gross rent £48,834 p/a inc bills



COMMERCIAL AND RESIDENTIAL INVESTMENT OPPORTUNITY - TOTAL ANNUALISED RENTAL INCOME OF £48,834 (Bills included on the residential part of the rent) A SUBSTANTIAL CORNER BUILDING WITH COMMERCIAL AND RESIDENTIAL USE, SITUATED ON THIS PROMINENT POSITION ON A SMALL PARADE, PROVIDING VERY WELL PRESENTED AND MANAGED ACCOMMODATION, VERY CONVENIENT FOR EASY ACCESS INTO LEEDS CITY CENTRE AND THE MAJOR ROAD NETWORK.

The shop unit is let on a 6 year lease from the 7th January 2025 until 2031 with a current rent of £9,954 p/a. The rent increases by 5% on an annual basis. Current rateable vale £4,900. The neighbouring residential property is let as a 5 bedroomed HMO, each bedroom having an en-suite shower room w/c, let on single tenancy agreements with a total annualised gross rent of £38,880 including bills and council tax. A regular communal clean is also provided by the seller.

The seller has a HMO Licence until the 12th July 2029 and the sale is not subject to any lettings management tie-in, allowing buyers to self manage or appoint their preferred agent. The commercial unit occupies the ground floor on Oakwood Lane, whilst the residential unit has its own access on Dib Lane with parking to the front. There is additional parking to the rear which is allocated to the commercial unit. Internal viewing strongly advised of this well run investment concern.

Point to note: As the property is both has commercial and residential use, buyers required mortgage funding, should seek specialist advice prior to viewing. The internal photographs have been provided by the seller, taken prior to tenancies.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Energy efficiency chart



Total Area: 189.1 m² ... 2035 ft²

Tenure Freehold **Residential Council Tax Band** A

Possession Subject to existing tenancies **Commercial rateable income** £4,900

Viewings - All viewings are by appointment only. 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. We will require evidence of funding to support your offer and it will help to inform the seller of your position. We strongly advise taking independent mortgage advice and we can recommend an independent mortgage broker along with other property professionals.

Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of address. The fee for these checks is £36 including vat per purchaser.

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.

House in Multiple Occupation (HMO) - This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](https://www.leeds.gov.uk/city-council) website for more information.

The Renters' Rights Act - The Renters' Rights Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.

Disclaimer - None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain. These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property.