



TENURE
Freehold.

PLANNING
We recommend interested parties make their own enquiries with the local authority -0113 222 4444 -
planning@leeds.gov.uk

TERMS
Offers are being sought for the freehold interest at a guide price of £595,000 which represent a NIY of approx. 5.89% rising to 6.39%

VIEWING
Joint selling agents (appointments only)

Malcolm Stuart Property Consultants
01937 530853
james@malcolm-stuart.com

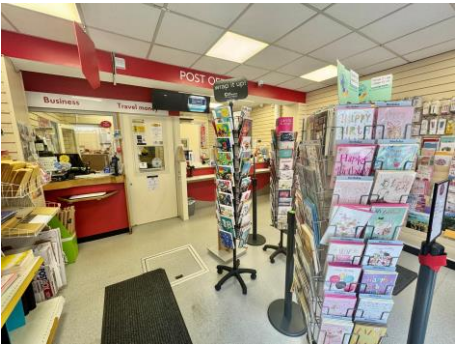
Renton & Parr
01937 582731
sales@rentonandparr.co.uk

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.



Wetherby ~ 28/30 High Street, LS22 6LT



A freehold investment Opportunity.
Fully let.
Prominent High Street position

- Mixed Use Investment
- Rental Income £37,150 p.a. - £39,900 p.a.
- Long Unexpired Commercial Lets
- Popular Market Town Location

£595,000 PRICE REGION

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MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS
01937 582731
sales@rentonandparr.co.uk
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All-round excellence, all round Wetherby since 1950

Property Description

The property comprises an attractive 3 storey mixed use investment with rear parking in central Wetherby.

Fronting the High Street and in close proximity to the Market Place the property has the Post Office in the ground floor with a Jeweller in the first floor and 2 one bedroom flats in the second floor. The upper floors are separately access through an archway which also leads through to the rear where there is parking for approximately 4 cars.

Wetherby is an affluent market town within West Yorkshire located next to the A1(M) 12 miles east of Leeds and 8 miles west of York. The town has a strong retail centre with many national operators such as Morrisons, Cafe Nero, Dominoes Pizza, Specsavers, Yorkshire Trading as a well host of local and regional operators.

Accommodation

Ground floor - retail - 28 High Street

Tenant - Wetherby Post Office (personal guarantee)

Lease terms - 15 years from 01.05.2020 - 10 yr RR to OMRV

Rent Y6 £16,500 - £18,500

Size 60.85 sq.m (655 sq.ft)

RV/CT - £11,250

EPC C56

First floor offices - 30 High Street

Tenant - Lee Gallery

Lease terms - 10 years from 01.08.25 - 5yr RR to RPI

Rent Y1 £7,750 - £8,500

Size 58.58 sq.m (632 sq ft)

RV/CT - £4,600

EPC E125

Second Floor Flat 1 - 30 High Street

Tenant Private letting

Lease terms - 6 month

Rent £6,000

Size 375 sq ft

RV/CT - A

EPC D58

