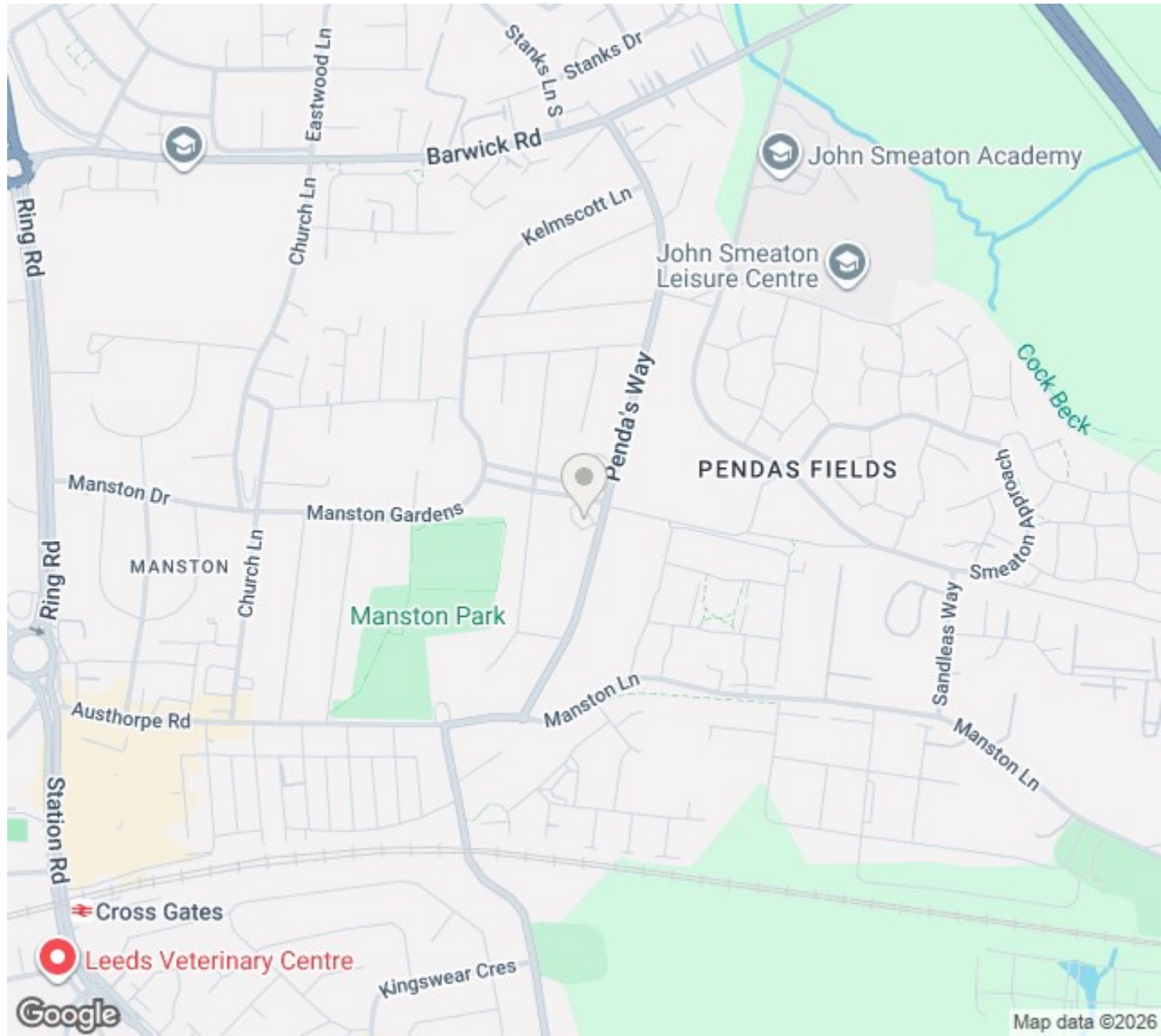




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Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

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COMMERCIAL

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

01132370999

peter@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



75, Pendas Way, LS15 8HU

£85,000

Retail shop unit currently trading as a hair & beauty salon, located on Pendas Way within a suburban parade of shops yet just 3/4 mile from Cross Gates District Centre and train station. There is good road access as the position is 1/2 mile from East Leeds Outer Ring Road and has excellent access to the motorway network.

Plentiful off-street parking.

- Freehold Investment
- Established Tenant in Occupation
- 8.18% Gross Yield
- Newly Replaced Roof
- Off-Street Parking
- Popular Suburban Retail Location

LOCATION

The property is located on Pendas Way within a suburban parade of shops yet just 3/4 mile from Cross Gates District Centre and train station.

There is good road access as the position is 1/2 mile from East Leeds Outer Ring Road and has excellent access to the motorway network.

DESCRIPTION

The property comprises an attractive freehold retail investment situated within a popular neighbourhood shopping parade on Pendas Way, approximately three-quarters of a mile from Cross Gates District Centre and railway station. The location benefits from excellent road connections, with the East Leeds Outer Ring Road less than half a mile away, providing convenient access to the wider motorway network.

The premises are currently occupied by a well-established hair and beauty salon and are being offered as an income-producing investment, with the sale subject to the existing tenancy.

Constructed in brick beneath a recently replaced roof, the property provides well-presented accommodation over ground and first floors. The ground floor offers a bright and welcoming retail space with an attractive shop frontage, while the first floor provides additional treatment or office space together with a kitchen and WC facilities.

The parade benefits from plentiful off-street parking, providing convenient access for customers and staff alike.

ACCOMMODATION

The premises offer the following accommodation:-

Ground Floor sales area 218 sq ft - 20.23 m2
First Floor area 39 sq ft - 12.95 m2
First floor kitchen 28 sq ft - 2.64 m2

Total Internal Area 385 sq ft - 35.82 m2

Plus WC

TERMS

The Freehold interest is available at £85,000 subject to current tenancy.

The property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is;-
3314-3329-4893-6015-0148
Rating B-48

These can be viewed on www.gov.uk/find-energy-certificate



TENANCY

The premises is let as hair and beauty salon to an established Tenant

subject to:-
- 6 year INI Lease from 1st Mar 2024
- Rental £6,950 per annum
- Rent Review / Break Clause 28th Feb 2027

At the asking price of £85,000, the investment reflects a gross yield of approximately 8.18%.

BUSINESS RATES

The property has been assessed by the Valuation Office at £5,600RV.

Subject to 100% Small Business Rate Relief (subject to status)
ZERO PAYABLE

Interested parties are advised to make their own inquiries in this respect.

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999

MISREPRESENTATION ACT

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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared September 2026

