

FREEHOLD FOR SALE



**14 AUSTHORPE ROAD
CROSSGATES
LEEDS
LS15 8DX**

Yorkshire Bank Chambers 2 Infirmary Street Leeds LS1 2JP Tel: (0113) 245 1622 Fax: (0113) 234 7295

Misrepresentation Act: These particulars do not form any part of any offer or contract. They are intended to give a fair description that neither Heaney Micklethwaite nor the Vendor accept responsibility for any error they may contain. All properties are offered subject to contract and availability.

PROPERTY
PARTICULARS

14 Austhorpe Road, Crossgates

LOCATION:

The property is located on Austhorpe Road in Crossgates. Crossgates is a neighbourhood approximately 5 miles to the East of Leeds City Centre. Austhorpe Road forms part of the neighbourhood shopping area where a number of local and national occupiers are represented including Virgin Money, Merkur Slots, British Heart Foundation, RSPCA, Reeds Reins, Betfred and Costa Coffee.

DESCRIPTION:

The property comprises a two storey brick built shop unit under a tiled roof forming part of a parade of similar properties. To the rear is a single storey brick built flat roof extension and enclosed yard area.

ACCOMMODATION:

The accommodation with the following approximate floor areas is:-

Ground Floor	992 sq ft	92.15 sqm
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Self contained flat with an entrance off Back Austhorpe Road comprising kitchen, sitting room, bathroom and 2 bedrooms.

LEASE TERMS:

The property is let to THJB Beauty Limited from 1 November 2025 to 31 October 2036 at a rent of £20,000 per annum rising to £25,000 per annum from 1 November 2028, There is a rent review on 1 November 2030 and also a tenant break clause on the same date.

The flat is vacant and is not included in the ground floor lease.

TENURE:

Freehold.

PRICE:

Offers in the region of £375,000 are invited.

14 Austhorpe Road, Crossgates

VAT:

The property is registered for VAT. VAT will be payable on the purchase price. If the purchaser is registered for VAT they will be able to reclaim the VAT.

ANTI-MONEY LAUNDERING:

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

Energy performance certificate (EPC)

14 Austhorpe Road Crossgates LEEDS LS15 8DX	Energy rating	Valid until: 6 February 2033
	C	Certificate number: 2751-2536-8345-8589-5968

Property type	Retail/Financial and Professional Services
Total floor area	101 square metres

Rules on letting this property

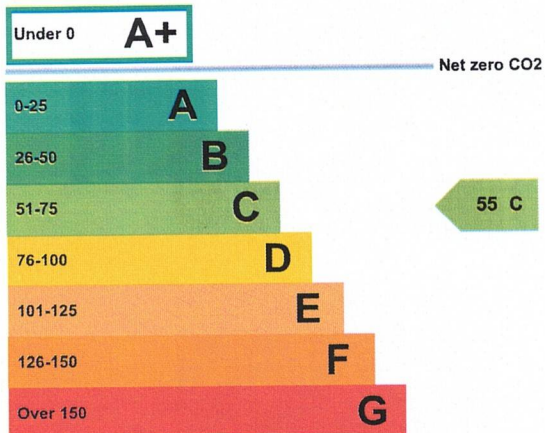
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	8 A
If typical of the existing stock	33 B

Energy performance certificate (EPC)

7 Bridge End
Leeds
LS1 7HG

Energy rating

D

Valid until: 20 April 2036

Certificate number: 5349-0538-4253-4591-8643

Property type

Retail/Financial and Professional Services

Total floor area

130 square metres

Rules on letting this property

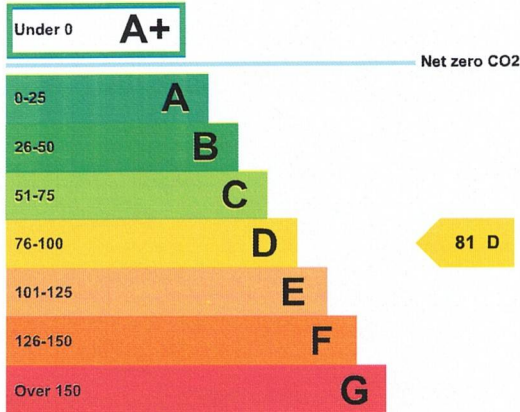
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How this property compares to others

Properties similar to this one could have ratings:

If newly built

15 A

If typical of the existing stock

60 C