



**Otley Road, Leeds, LS6 3PX**

**£479,000**

- PRIME MIXED-USE INVESTMENT PROPERTY
- TOTAL INCOME: CIRCA £37,000 PER ANNUM
- YIELD 8%
- GROUND FLOOR COMMERCIAL UNIT
- FIRST & SECOND FLOOR RESIDENTIAL ACCOMMODATION
- CENTRAL HEADINGLEY LOCATION

## FOR SALE – PRIME MIXED-USE INVESTMENT PROPERTY

Location: 109 Otley Road, Headingley, Leeds, West Yorkshire LS6

Asking Price: £479,000

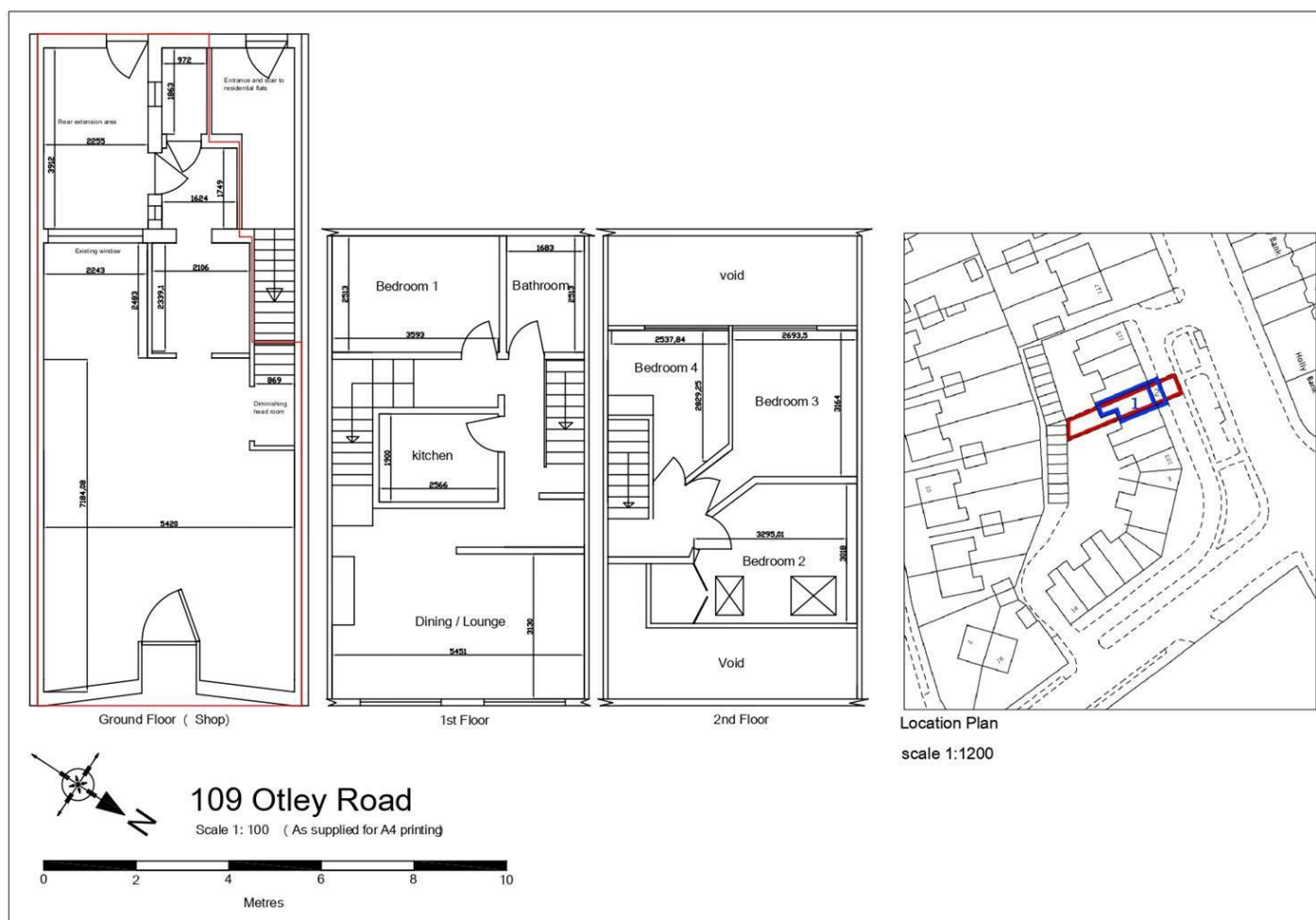
Total Income: Circa £37,000 per annum

Yield: 8%

An exceptional opportunity to acquire a fully let mixed-use investment property situated on one of Leeds' busiest arterial routes, Otley Road, in the heart of vibrant and ever-popular Headingley. This period property is set amongst a thriving parade of shops, bars, cafés, and restaurants, benefitting from extremely high footfall and excellent public transport links.

EPC: Band D

Council Tax: Band B.





Investment Overview

- Ground Floor Commercial Unit  
Currently let to a well-established barbershop, producing an annual rental income of £16,000 with potential in March 2026 to significantly increase this rent as there is a renewal / rent review due, increasing your yield soon after the outset of your investment. The unit enjoys prominent frontage onto Otley Road and consistent foot traffic.
- First and Second Floor Residential Accommodation  
Accessed via a private rear entrance, the upper floors comprise a four-bedroom student HMO currently generating in excess of £21,000 per annum. The accommodation is of an exceptional standard, thoughtfully designed to meet high student expectations and ensuring minimal void periods.

Residential Accommodation Detail

- The student apartment is currently securing a full let for the forthcoming student academic year and features:
- Four double bedrooms, each furnished with high-quality fitted furniture including bed, desk, wardrobe, and clothes storage.
- A well-appointed kitchen with modern units and integrated appliances.
- Stylish open-plan lounge and dining area at 1st floor level, ideal for social living.
- Dedicated utility area at the ground floor entrance area with washer/dryer facilities.

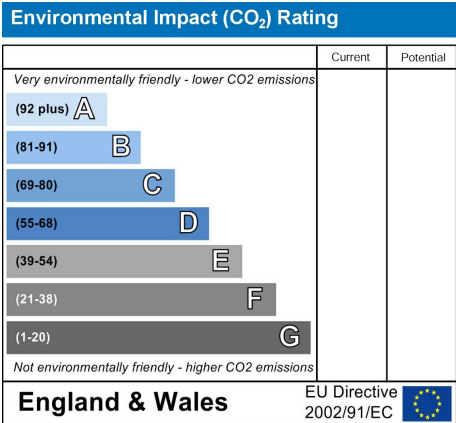
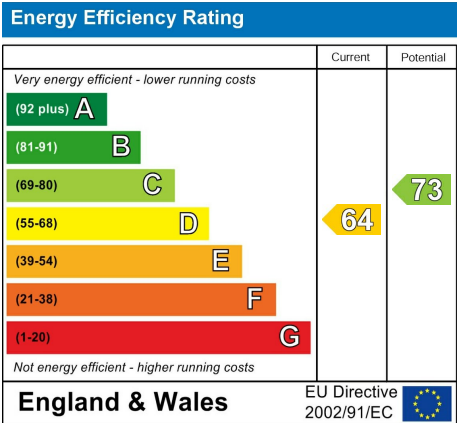
- Layout includes:
- Ground Floor: Entrance, utility space, lounge/dining area
- First Floor: Bedroom One, Kitchen, lounge / dining area
- Second Floor (Attic): Bedrooms Two, Three and Four

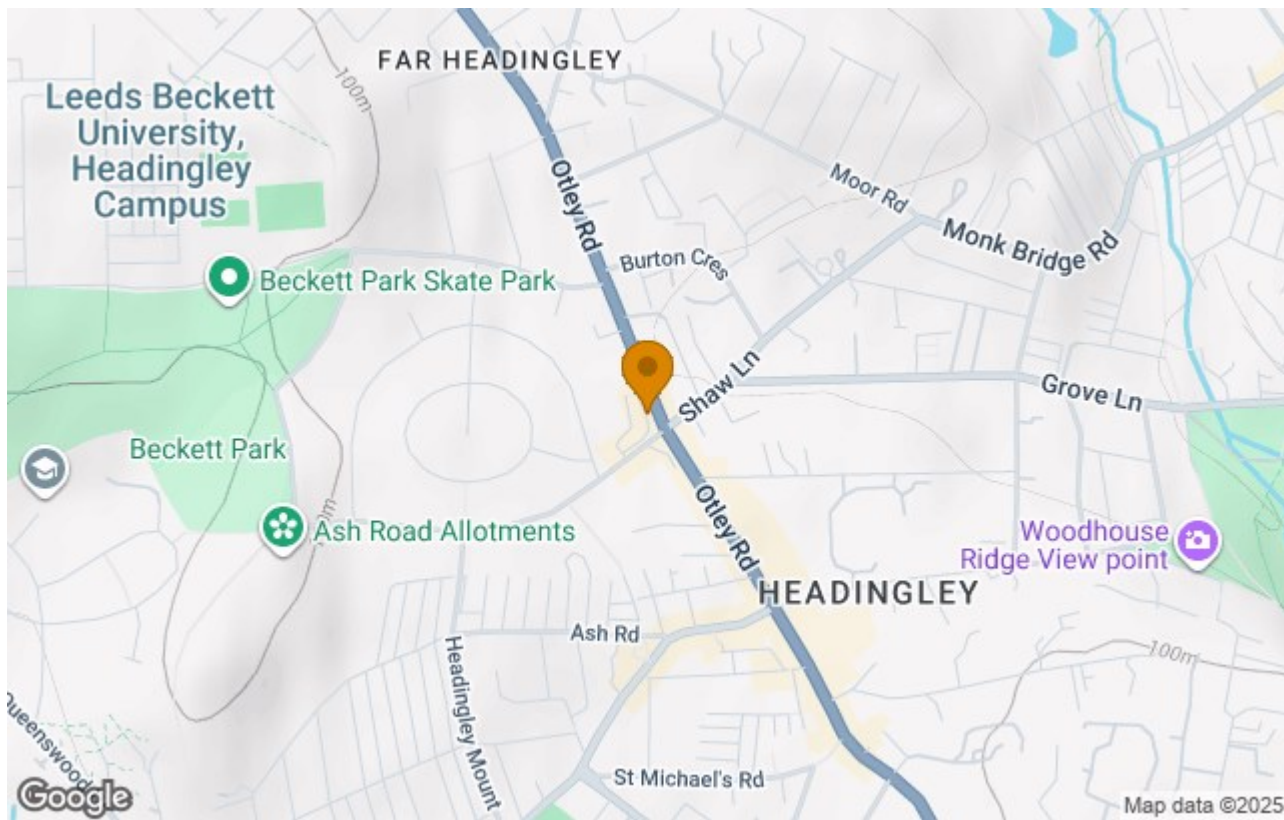
Location Highlights

- Prime position on Otley Road, Headingley – a renowned student hub and a key arterial route to Leeds city centre.
- Close proximity to Beckett’s Park Campus (Leeds Beckett University) and within easy reach of University of Leeds.
- Excellent public transport options with frequent bus routes to the city and universities.
- Surrounded by a wide variety of amenities including independent retailers, supermarkets, cafés, bars, and restaurants.

Investment Potential

With a strong and secure income stream from both commercial and residential tenants, this property presents a rare and attractive proposition for investors seeking a robust return in a highly sought-after location. The current yield stands at 8% based on the asking price of £467,000, with scope for future rental growth in this high-demand area.





These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(\*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.