



Otley Road, Leeds, LS6 3PX

£479,000

- PRIME MIXED-USE INVESTMENT PROPERTY
- GROUND FLOOR COMMERCIAL UNIT

- TOTAL INCOME: CIRCA £37,000 PER ANNUM
- FIRST & SECOND FLOOR RESIDENTIAL ACCOMMODATION

- YIELD 8%
- 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.

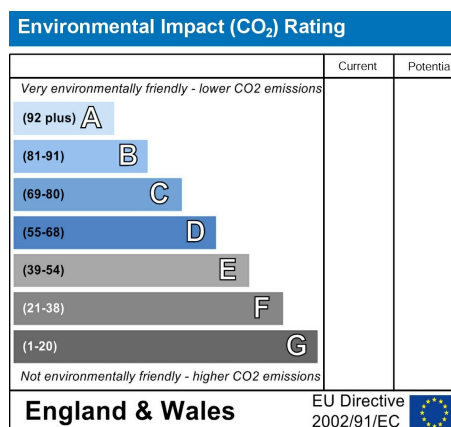
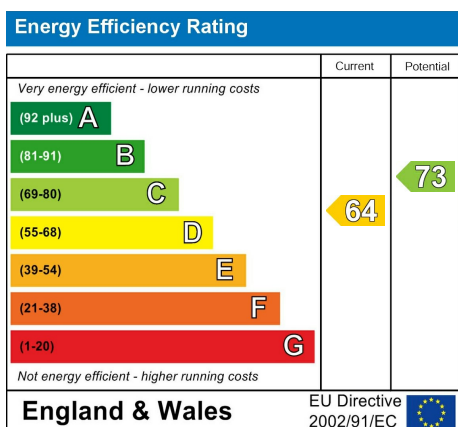
- Close proximity to Beckett's Park Campus (Leeds Beckett University) and within easy reach of University of Leeds.

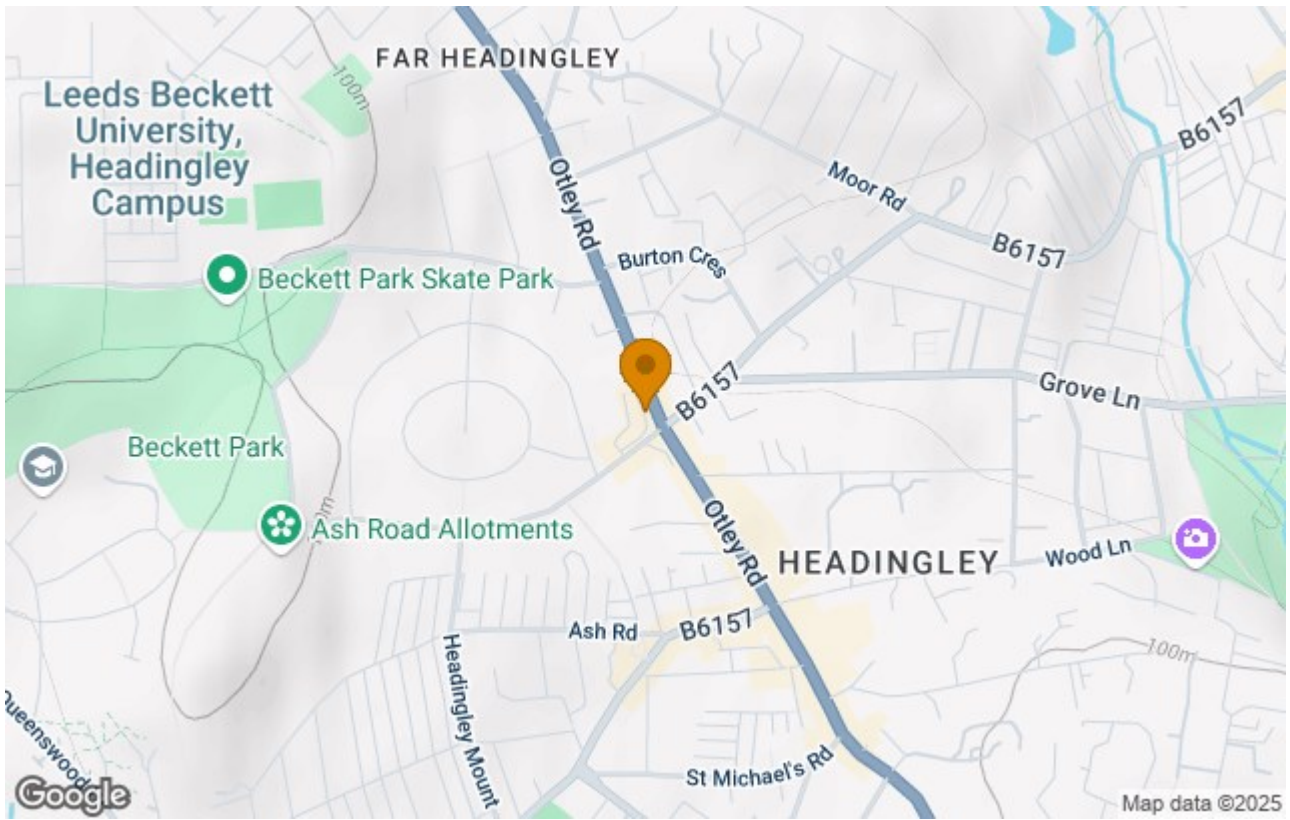
- Excellent public transport options with frequent bus routes to the city and universities.

- 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.