

HARDISTY

COMMERCIAL
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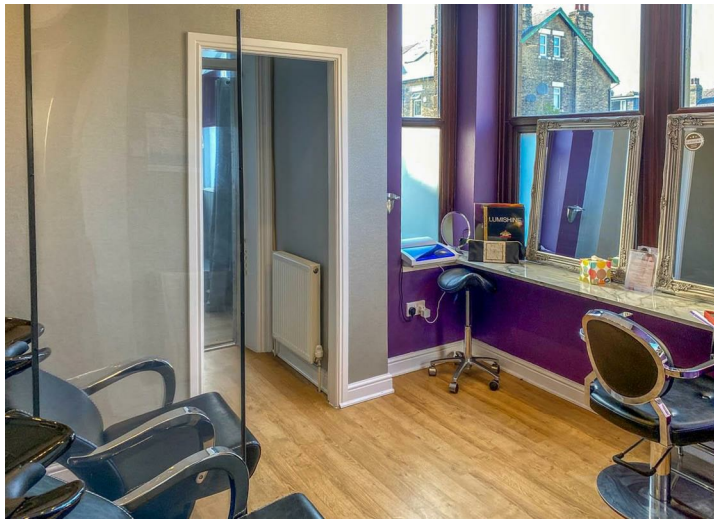


35A & 35B, Richardshaw Lane, Pudsey, LS28 7NB
Commercial Property Investment Opportunity
Offers In The Region Of £249,000

HARDISTY COMMERCIAL

****UNEXPECTEDLY RE-OFFERED**** INCOME PRODUCING INVESTMENT PROPERTY WITH DEVELOPEMTN POTENTIAL - GROUND FLOOR SHOP WITH BASEMENT STORE TRADING AS JACOB ADAMS HAIRDRESSING PLUS SELF-CONTAINED, TWO BED PERIOD APARTMENT ARRANGED OVER FIRST AND SECOND FLOOR LEVELS LET TO A LONG STANDING TENANT ON AN ASSURED SHORTHOLD TENANCY PLUS VACANT REAR SINGLE STOREY EXTENSION OFFERING POTENTIAL TO GENERATE FURTHER INCOME - CURRENT GROSS ANNUAL INCOME £15,000 PAX.

- Mixed use investment property
- Scope for return enhancement
- High profile elevated corner position
- Income producing
- Grnd Flr shop & period duplex Apt
- Classic Victorian stone built structure



INTRODUCTION

****UNEXPECTEDLY RE-OFFERED**** A beautiful Victorian classic, built from pitched faced stone, below a blue slate covered roof, with feature bay windows and attractive masonry detailing to the front parapet, window and door heads. The property provides commercial accommodation at ground and basement levels (currently let to a hairdresser) accessed via 5 stone steps up from pavement level to Richardshaw Lane, with useful flagged outside area to the front surrounded by feature metal railings. To the rear of the ground floor retail area is a single storey, pitched roof extension, which we believe was latterly used as a photographic studio, but which is currently vacant. This area has its own entrance to Brunswick Road and therefore offers scope, subject to some works of adaptation and repair (and, of course, the procurement of any necessary consents/permission), to create a fully self-contained space, which could generate further income. The two upper floors form a spacious two bed duplex apartment which retains many period features. The furnished accommodation is currently let by way of an assured shorthold tenancy agreement.

LOCATION

Pudsey is a thriving and popular suburb of Leeds, situation to the West of the City, just off the outer Ring Road (A 6110). The property occupies a high profile, elevated corner position at the junction of Richardshaw Lane with Brunswick Road, on the fringe of the Town Centre enjoying superb visibility to the high volumes of passing vehicular traffic moving between the central suburban core of Pudsey and the Leeds outer ring road junction. Whilst other commercial operators are also to be found fronting Richardshaw Lane (B6155), the immediate area is predominantly composed of residential dwellings benefitting from the close proximity to local retail, leisure and commercial facilities.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS28 7NB.

ACCOMMODATION
Briefly comprising:-

GROUND FLOOR SHOP

With Basement Store currently trading as Jacob Adams hairdressing - Front Sales Area Internal Width 17.26' (5.26m). Internal Depth 15.02' (max) (4.58m)
Front Salon 226 sq.ft. (20.99 sq.m.) Rear Salon 112 sq.ft (197.49 sq.m.) Kitchen 98 sq.ft. (55.55 sq.m.)
Separate toilet with low flush wc and wash basin. The ground floor area benefits from gas fired central heating. Basement store.

VACANT GROUND FLOOR EXTENSION
420 sq.ft. (39.02 sq.m.)

SELF CONTAINED PERIOD DUPLEX APARTMENT
(Currently let on to a long-standing tenant on an Assured Shorthold Tenancy). Private access via canopied porch fronting Brunswick Road. Briefley comprising...

ENTRANCE HALL
With ceiling cornice. Stairs to first floor. Access to...

LOUNGE
13'6" x 11'11"
A good sized room with ceiling coving. Feature cast iron fireplace. The window provides a pleasant outlook.

KITCHEN
11'2" x 11'1"
Fully fitted with a range of wall, base and drawer units with contemporary work-surface over. Breakfast bar. Inset stainless steel sink, side drainer and mixer tap. Ceramic tiles to wet splash-back areas. Integrated electric oven and gas hob. Integrated fridge/freezer, plumbed for washing machine.

BEDROOM TWO
10'5" x 10'0"
A good sized double bedroom.

BATHROOM
10'3" x 7'11"
With panel bath and shower fitted over, W.C and wash hand basin. Ceramic tiles to splash-back areas and tiled floor.

STAIRCASE TO THE SECOND FLOOR

LANDING
Access hatch into the loft. Door into...

BEDROOM ONE
13'7" x 9'11"
A generous sized double bedroom with lots of scope. Far reaching views from the window.

BUSINESS RATES
Hairdressing Salon and Premises - 35a Richardshaw Lane, Pudsey - Rateable Value with

effect 1 April 2017 £4,550
Duplex Apartment - 35b Richardshaw Lane, Pudsey
Council Tax Band B

LEASES
Shop and Basement premises at 35a Richardshaw Lane trading as Jacob Adams let to a private covenant on a 2 year, effectively full repairing and insuring lease from 10 April 2021 at a rent of £8,400 per annum payable monthly in advance (£700 pcm).
Upper floor two bed, furnished, duplex apartment known as 35b Richardshaw Lane let to a long standing individual tenant (currently holding over) on an AST at a rental of £550 pcm (£6,600 pax)
The combined annual rental currently generated by the two leases is £15,000. However, there is potential to enhance this return further by investigating the scope to enhance and possibly separately let (subject to the procurement of all necessary permissions and consents) the rear single storey extension.

VAT
Vat to be charged at the prevailing rate if applicable.

ENERGY PERFORMANCE CERTIFICATES
35B Richardshaw Lane, Pudsey, LS28 7NB - Energy Rating E Energy performance certificate (EPC) - Find an energy certificate - GOV.UK (communities.gov.uk)
35A Richardshaw Lane, Pudsey, Leeds, LS28 7NB - Energy Rating D Energy performance certificate (EPC) - Find an energy certificate - GOV.UK (communities.gov.uk)

TENURE & PRICE GUIDE
Freehold and offered subject to the tenancies outlined above for which offers are invited in the region of £249,000 (Two Hundred & Forty Nine Thousand Pounds). Vat to be charged at the prevailing rate if applicable.

LEGAL COSTS
Each party to be responsible for their own legal costs.

SUBJECT TO CONTRACT







**For more information please contact David Tomlin BSC
MRICS**

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Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

