

FULLY LET INVESTMENT

**TOTAL INCOME: £30,500
PER ANNUM**

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- Popular Location
- Fully Let
- Behind Starbucks, Street Lane.
- Long-standing commercial tenant.



FOR SALE

**8 Roman View
Roundhay, Leeds
LS8 2DL**

**£380,000
Guide Price**

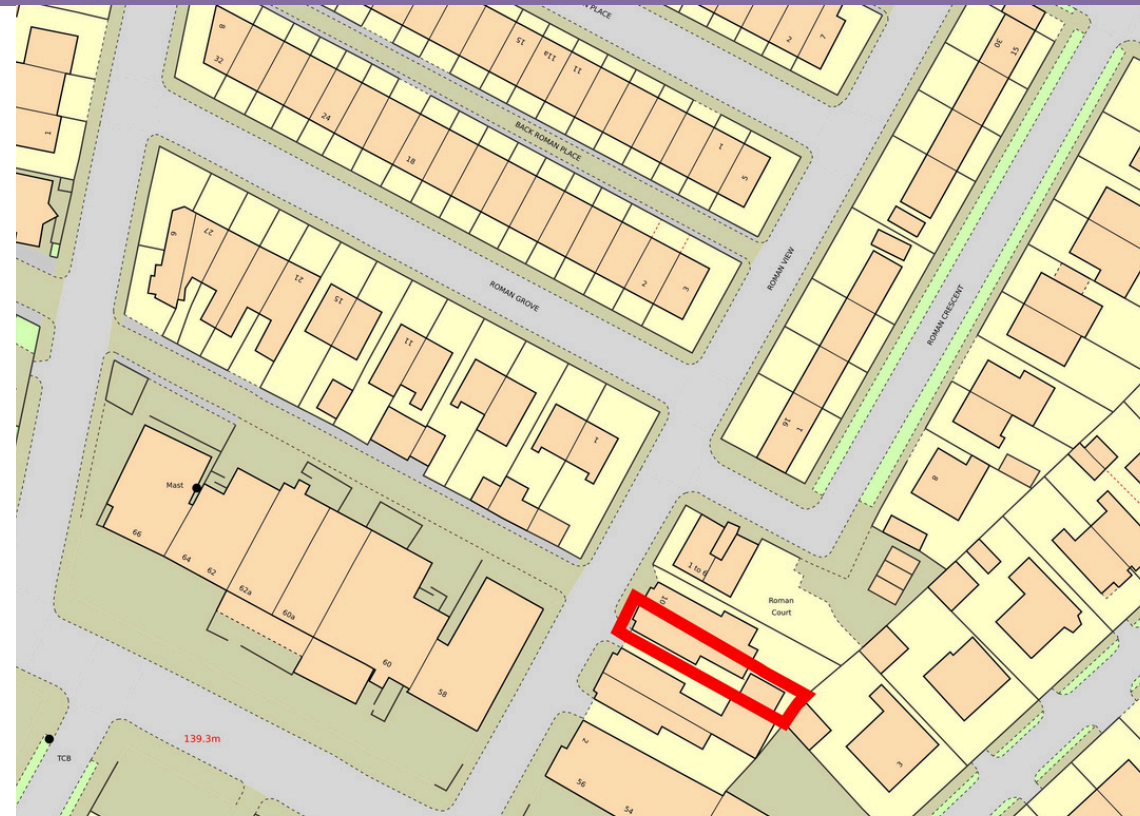


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LOCATION

The subject property is located on Roman View which is just off the busy Street Lane. It is surrounded by a number of amenities and other large retailers such as Starbucks Coffee, San Carlo Flying Pizza, Cooplands and St Gemma's Hospice.

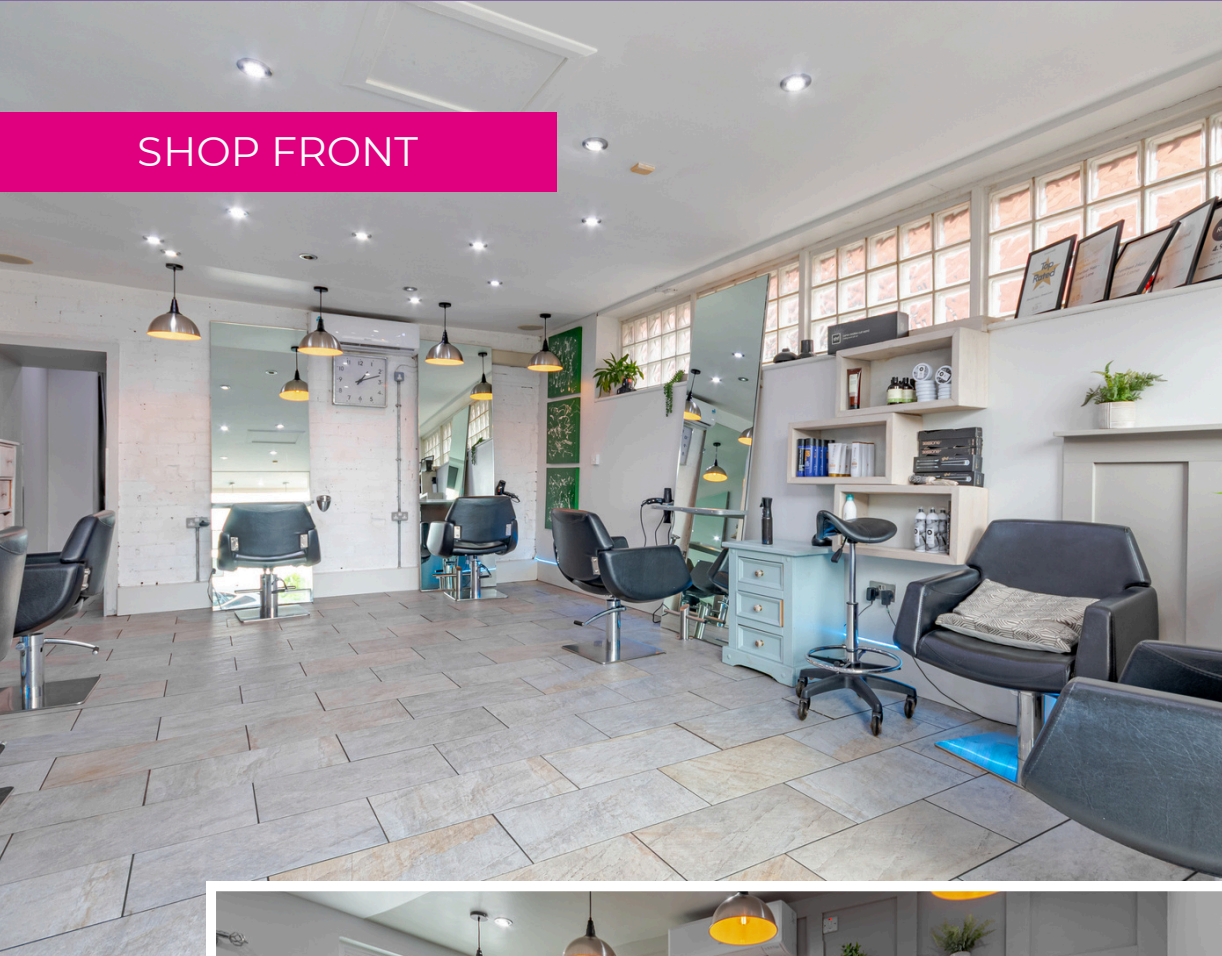
The property itself is located approximately 5 miles North of Leeds City Centre.



SUBJECT PROPERTY



SHOP FRONT



DESCRIPTION

The property comprises a 3 storey, brick built building under a pitched roof. The property benefits from front access to the commercial unit, side access to the residential element and double glazing.

The ground floor shop is configured into two open plan rooms which is currently fitted out as a hair dressing salon. There is a store and WC facilities towards the rear of their demise.

At both first and second floor levels there are two 1-bedroom apartments. They both benefit from kitchen/living rooms as well as a bathroom and bedroom.



REAR OF THE SHOP



FLAT 1 KITCHEN/DINER



KITCHEN



FLAT 2 BATHROOM



FLAT 2 KITCHEN



ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

Ground Floor 688 sq ft (63.9 sq m)

First Floor 376 sq ft (35 sq m)

Second Floor 417 sq ft (38.3 sq m)



TENANCY SCHEDULE

Address	Use	Tenant	Tenancy details				Rent P/A	Rent PCM	Floor Area		EPC
			Lease commencement	Lease Expiry	Break Option	Rent review			Sq Ft	Sq M	
Commercial											
8 Roman View	Hairdresser	Private individual	01/01/2023	31/12/2033	n/a	01/01/2028	£13,400	£1,116.67	688	63.9	C-60
8 Roman View	Garage	Private individual					£900	£75.00			
Residential											
Flat 1 8 Roman View	Residential AST	Private individual	TENANT CURRENTLY	HOLDING OVER	n/a	n/a	£8,400	£700	376	34.9	D-62
Flat 2 8 Roman View	Residential AST	Private individual	TENANT CURRENTLY	HOLDING OVER	n/a	n/a	£7,800	£650	417	38.7	D-57
							£30,500	£2,541.67			



EPC

The commercial element benefits from an EPC rating of C-60. The residential apartments have ratings of D-62 and D-57.

VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The freehold property is available for sale subject to its existing tenancies at a guide price of £380,000.

COUNCIL TAX

We understand that the residential apartments both fall under Council Tax Band A.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2023 list: Rateable Value: £11,500.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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Property Specialists ■ ■ ■ ■