

# 8-10 High Street, Yeadon, Leeds, West Yorkshire LS19 7PP

Freehold Retail and Residential Investment

Lot 62

£14,150 per annum  
exclusive



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
8	Ground Basement	Retail	40.30 sq m (433 sq ft) 8.90 sq m (95 sq ft)	INDIVIDUAL t/a E-Cigarette Zone	4 years from 24/06/2016	£6,000	23/06/2020
10	Ground	Retail	38.10 sq m (410 sq ft)	INDIVIDUAL t/a Tea Cosies	5 years from 24/06/2016 (1)	£8,000	24/06/2021
8A & 10A	First & Second	Residential	Not measured	INDIVIDUAL	999 years from 29/09/2006 (2)	£100	28/09/3005
10A	Second	Residential	Not measured	INDIVIDUAL	999 years less 10 days from 29/09/2006 (2)	£50	19/07/3005
<b>Total Commercial Area:</b>			<b>87.3 sq m (668 sq ft)</b>			<b>£14,150</b>	

- (1) The lease is subject to a schedule of condition. The lease provides a tenant option to determine on 23/06/2018 and 23/06/2019 subject to six months' written notice.
- (2) The seller has served notice on the residential tenants, pursuant to Section 5B of the Landlord and Tenant Act 1987.

## Key Details

- Two retail units let on new leases
- Attractive Building in Prominent Central High Street Position
- Adjacent to Town Hall Square Open Market
- Nearby occupiers include NatWest, Lloyds Pharmacy, Greggs and Yorkshire Bank

## Location

**Miles:** 8 miles north-west of Leeds City Centre  
8 miles south-east of Ilkley  
12 miles south-west of Harrogate

**Roads:** A658, A660, M1, A1 (M)

**Rail:** Guiseley Rail Station

**Air:** Leeds Bradford Airport

## Situation

Yeadon is a popular Leeds commuter town located approximately 8 miles north-west of the City Centre. The property is prominently situated on the south side of the High Street, adjacent to Town Hall Square Open Market, which provides town centre car parking and hosts Yeadon Market from Monday to Friday. Nearby occupiers include NatWest, Lloyds Pharmacy, Greggs and Yorkshire Bank.

## Description

The property comprises two ground floor retail units with basement ancillary accommodation at 8 High Street. The upper floors provide residential accommodation which has been let on long leases.

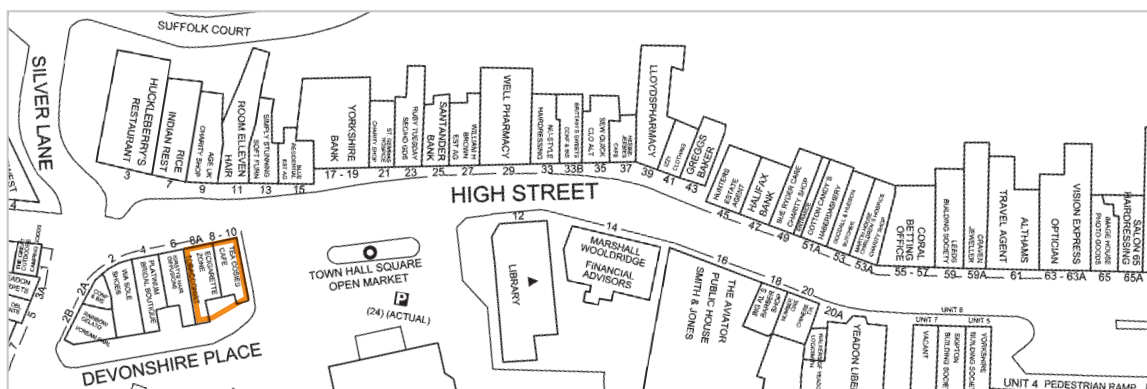
## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion



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