



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

MIXED USE INVESTMENT PROPERTY

**33, 33A & 33B HIGH STREET, YEADON,
LEEDS, LS19 7SP**

172.53m² (1,857 sq. ft)



- Investment income of £14,500 per annum
- Centrally located in popular town
- Refurbishment potential of upper floor space & at the rear

0113 2348999

Location

The property is located on the northern side of High Street between Silver Lane and Marshall Street adjacent Well Pharmacy.

Description

The building comprises a two-storey stone built inner terrace property with a nail and eyebrow spa shop and traditional sweet shop together with access to the upper floor residential accommodation (33a).

Accommodation

Description	M ²	(sq. ft)
33 High Street (Star Nails)	28.43	(306)
33b High Street (Sweet Scoop)	26.94	(290)
33a High Street (residential)	85.29	(918)
Garage	31.87	(343)
Total	172.53	(1,857)

The shop units have WC facilities.

33 High Street is let for 5 years from 26 February 2023 at a rental of £7,500 per annum. There is a tenant break on 27 February 2025 on 6 months written notice.

33b High Street is let for 6 years from 08 November 2021 at a rental of £7,000 per annum. There is a tenant break on 08 November 2024 on 6 months written notice.

To the rear is a two storey structure which currently has garage space on the ground floor and has had residential space above, connected to the main building via a walkway. This accommodation has great redevelopment potential.

The residential accommodation has been vacant for several years and requires refurbishment.

Services

We are advised the premises benefit from mains electricity, gas, sewer drainage and water. However, no tests have been carried out on any of the services or appliances and therefore we are unable to comment as to their condition or capacity.

EPC's

33 High Street – C (69) expires 17 May 2032

33b High Street – C (61) expires 02 October 2033

33a High Street – G (13) expires 02 October 2033

Business Rates

We are advised the premises are assessed by the VOA as follows: -

33 High Street RV £5,800 (previously £6,000)

33b High Street RV £6,500 (previously £6,700)

The National Uniform Business Rate for 2023/24 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses. At the moment both assessments are below the threshold of £12,000 and therefore should be rate free to qualifying businesses.

Council Tax

33a High Street Band B (£1,531)

Price

Offers are invited over £250,000 for the freehold.

VAT

VAT will not be applicable to the sale.

Anti-Money Laundering Regulations

All parties submitting offers must comply with the Anti-Money Laundering Regulations providing proof of identity and source of funds.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing/Enquiries

Strictly by appointment only with the sole agents: -

Michael Steel & Co
Richard Barker
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 2781/A/RB
Updated March 2024

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.