



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

**THE RARELY AVAILABLE FREEHOLD  
MIXED USE  
(HOT FOOD TAKEAWAY & RESIDENTIAL)  
INVESTMENT**

**75 BRUDENELL GROVE, HYDE PARK,  
LEEDS, LS6 1HR**

128.38m<sup>2</sup> (1,382 sq. ft)



- Parade location in the heart of Hyde Park, a popular north Leeds student accommodation area adjacent to Headingley
- The Hot food takeaway is let by way of 15-year lease with RPI reviews
- The 2/3 bed self-contained flat is well suited to student and Airbnb letting

**0113 2348999**

## Investment Summary

Located in the highly desirable north Leeds student area of Hyde Park, being particularly well suited to the existing hot food takeaway and residential uses.

Self-contained hot food takeaway at ground and lower ground floors with commercial kitchens and food preparation facilities.

The hot food takeaway is let by way of a 15-year IR&I lease from July 2019 with rent bond. The commercial unit rent of £20,790 per annum exclusive is subject to review on 04/07/29 in accordance with RPI.

The first floor flat is currently vacant and has previously been let as an Airbnb generating an equivalent annual rental in the order of £17,000 per annum (£1450 pcm). The residential element of the property is considered to be suitable as a two-bedroom student let, with the benefit of an occasional guest bedroom and/or study room.

## Location

The premises form part of a busy and popular parade of shops including convenience store, hairdressers, letting agencies and takeaways, within the heart of Hyde Park. Brudenell Grove links Brudenell Road with Brudenell Street, a renowned student area adjacent to Headingley.

## Description

The premises comprise a substantial mid terraced brick building with pitched concrete tiled roof incorporating dormers. The accommodation is arranged over 4 stories to provide the hot food takeaway with commercial catering facilities at ground and lower ground floor and, a self-contained 2/3-bedroom upper floor flat.

## Accommodation

Floor	Description	M <sup>2</sup>	Sq.ft
GF	Shop	21-15	228
	Kitchen and preparation	19-12	206
LGF	Storage, Preparation and Kitchen	37.00	398
<b>Upper floor flat</b>			
FF	Dining kitchen, shower room, WC, sitting room, occasional guest bedroom	29.55	318
2F	<b>Two bedrooms</b>	<b>21.56</b>	<b>232</b>
	<b>Total</b>	<b>128.38</b>	<b>1,382</b>

## Services and Amenities

The takeaway and flat have separate utility connections. The takeaway has 3 phase electricity, gas, water and drainage. The flat has central heating pipes and radiators

supplied by a modern gas boiler and the takeaway and flat have separate fire alarms.

## Tenure

Freehold.

## Tenancy

The hot food takeaway is let to a private individual by way of a 15 year lease dated 4 July 2019 on tenants internal repairing and insuring terms (with the tenant proportion of the building insurance premium at 50%). The current rent after the 2024 review is £20,790. In accordance with RPI. The lease incorporates tenant break options upon not less than 6 calendar months' notice at the rent review dates. The next rent review / break date is due July 2029.

The flat has been recently vacated with the previous tenants subject to an extend Airbnb stay paying £17,000 per annum (£1450 pcm).

## EPC

The hot food takeaway has an EPC with energy rating D (89). The flat has an EPC with energy rating D (55).

## Price

Offers in the region of £350,000.

## VAT

The property is not elected for VAT.

## AML

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors

## Legal costs

Each party to be responsible for their own legal costs occurred in connection with a transaction.

## Viewing

**Strictly by appointment only with the sole agents:-**

**Michael Steel & Co**  
**Andrew Steel**  
**Ben Preston**

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