



**1-7 LOWTOWN
PUDSEY
LEEDS, LS28 7BQ**



FOR SALE

FREEHOLD INVESTMENT OPPORTUNITY

Total Net Rental Income of £41,500 Per Annum

Comprising 4 x Retail Units

**Predominantly let to local occupiers but with tenants also including
Scope on a new 10 year lease**

Guide Price – Offers in Excess of £500,000



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

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PUDSEY

Pudsey is a Market Town in West Yorkshire. Originally independent, it was incorporated into the City of Leeds Metropolitan Borough in 1974 and is located mid-way between Bradford and Leeds. Historically, in the West Riding of Yorkshire, it has a population of 22,408. The town was famous in the 18th and 19th Centuries for wool manufacture and from the 19th Century for cricket – Yorkshire and England cricketer Sir Len Hutton, Herbert Sutcliffe, Ray Illingworth and Matthew Hoggard all learnt to play in Pudsey!

The town benefits from a small railway station known as New Pudsey Railway Station and is on the main line between Leeds and Bradford Interchange, one of the major commuter routes in West Yorkshire.

LOCATION

The property occupies a central location, towards the eastern end of Lowtown, being close to its junction with Lidget Hill and at the junction with Manor House Street, which links from Lowtown to Robin Lane.

The parade is well positioned, close to a number of major occupiers including World Choice, Altons and virtually opposite the Wetherby Whaler. There are a large number of local occupiers nearby, restaurants and A5 take-aways. In the immediate vicinity is Bojangles Bar, The Pudsey Liberal Club, Funky Shake, Cuccina Pizzeria and The Pudsey Tavern. Pudsey Town Hall is approximately 50 yards to the east.

DESCRIPTION

The property comprises 4 x retail units, let predominantly to local occupiers but including a unit occupied by Scope with a new 10 year lease in place (break at year 5). Occupiers also include a florist, shoe repairer and a sandwich shop (now closed).

TENANCIES / RENTAL INCOME

The 4 retail units provide a total net income of £41,500 per annum. Unit 3 Lowtown is shortly to become vacant however, strong letting interest has been identified and we anticipate that this tenant will be replaced at the end of their lease in December (if not before) by a new tenant at the current passing rental.

A Schedule of Tenancies is attached. Further information available upon request.

RATING ASSESSMENT

Each of the units are assessed for Uniform Business Rates as follows:-

Address: 1 Lowtown, Pudsey, LS28 7BQ
Description: Shop & Premises
Rateable Value: £4,700

Address: 3 Lowtown, Pudsey, LS28 7BQ
Description: Shop & Premises
Rateable Value: £5,800

Address: 5 Lowtown, Pudsey, LS28 7BQ
Description: Shop & Premises
Rateable Value: £6,200

Address: 7 Lowtown, Pudsey, LS28 7BQ
Description: Shop & Premises
Rateable Value: £18,500

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

PRICE

Offers are invited in excess of £500,000 for the freehold interest subject to the occupational leases. Subject to Contract.

VAT

The property is understood not to be subject to VAT and, VAT will not be chargeable upon the purchase price

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Ratings for each property are:-

1 Lowtown – D - 83
3 Lowtown – F – 135
5 Lowtown – E – 108
7 Lowtown – D – 98

Additional Energy Performance Certificates in relation to the remaining properties are commissioned.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999
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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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