



123 Main Street, Garforth, Leeds, LS25 1AF

Freehold terraced shop let to a popular local dancewear business and with a separate flat over let long term.

1,570 sq ft (145.86 sq m)

- Fully let
- Large clean flat over - let long term to private tenant
- Total income £11,628 per annum
- Open plan shop let to successful local business
- Separate garage to rear let to local resident

Summary

Available Size	1,570 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The property comprises a through mid terraced shop and flat investment. Built of brick it sits under a pitched tiled roof. The self-contained shop unit is accessed from the pavement of Main Street. Internally at ground floor it is predominantly open plan with a staircase set to the rear leading to a basement providing storage and staff facilities. From a door in the rear elevation, a flight of stairs leads to a flat set over the first and second floors. The lower level is made up of a front lounge, kitchen dining room to the rear and separate bathroom. Stairs lead to a second floor offering a bedroom and further storage room.

Externally, there is an open area to the rear and a separate garage let to a local resident.

Location

123 Main Street, Garforth lies on its western side close to its junction with Wakefield Road and Aberford Road. Just to the north, a side street – Salem Place – needs to the rear of a property for access to the flat. Garforth lies approximately 8 miles east of Leeds. It has a thriving town centre area with a good range of shops and cafes. Prominent retailers include Budgens, Co-op, Halifax Bank and Costa Coffee. It benefits from good access to the M1 motorway by way of Junctions 46 and 47 to the west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Shop	503	46.73
Basement - Shop storage	321	29.82
1st - Flat	431	40.04
2nd - Flat	315	29.26
Total	1,570	145.85

Viewings

Please contact the office to arrange a viewing.

Terms

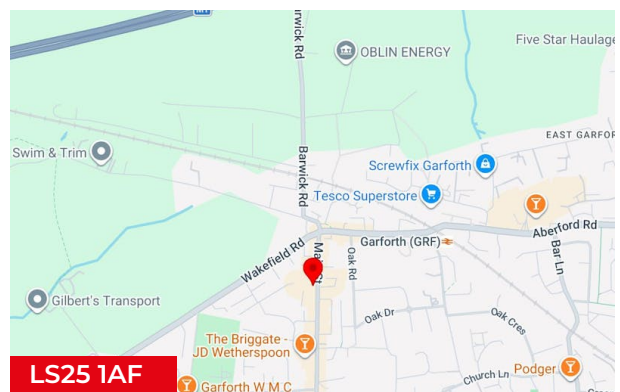
123 Main Street is offered for sale subject to the shop and flat tenancies. Offers are invited in the region of £140,000.

Tenancies

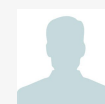
The shop at ground and basement levels is let by way of a five year lease to an individual from 1 July 2023 at a rent of £5,016 per annum.

The upper floors are let by way of an Assured Shorthold Tenancy to an individual at an annualised rent of £6,300 per annum.

A garage is also let to a local resident for parking at £312 per annum.



Viewing & Further Information



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