

**Simon Blyth**

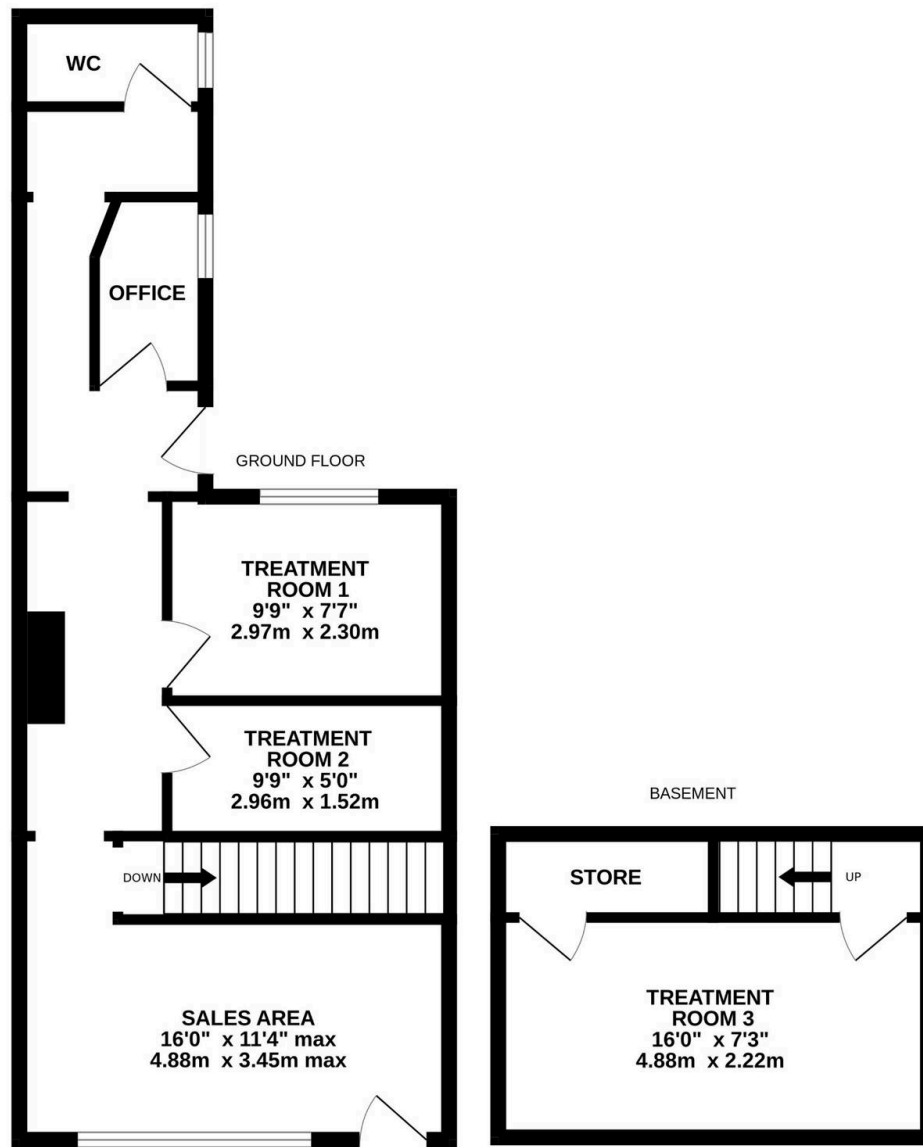
ESTATE AGENTS



**Leeds Road, Wakefield**

WF1 2JA

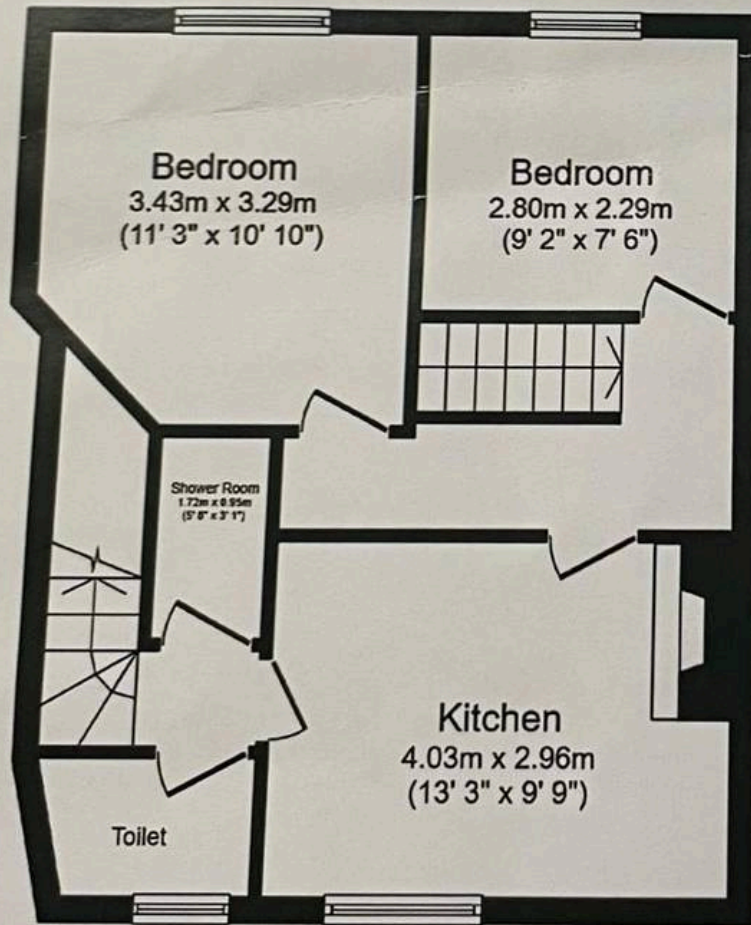
In Excess of **£325,000**



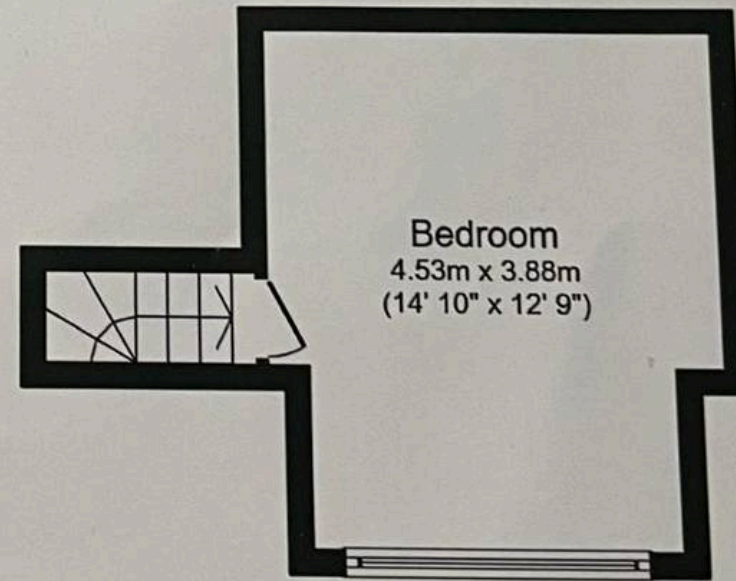
LEEDS ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**First Floor**



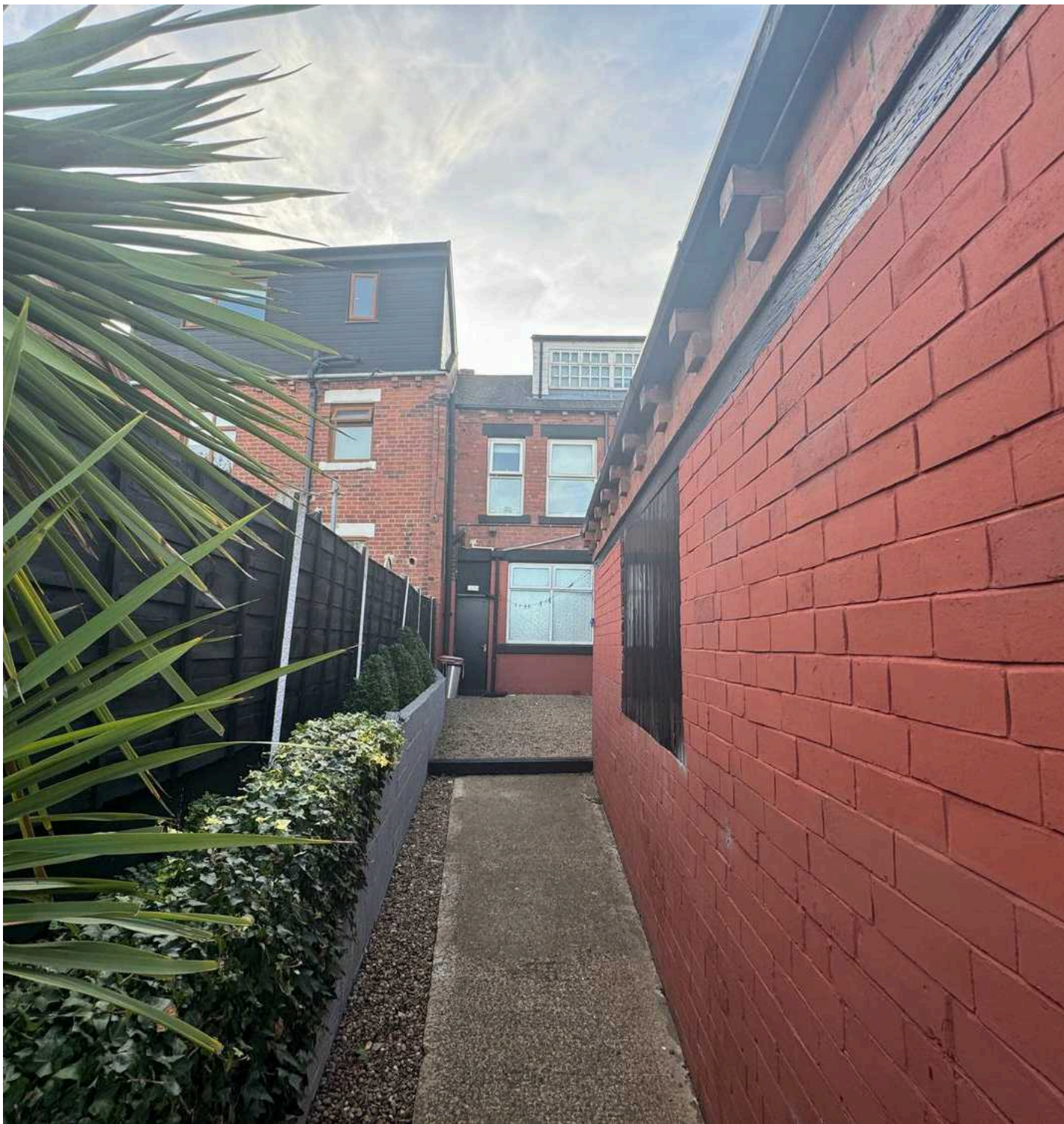
**Second Floor**

Total floor area 63.0 sq. m. (678 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Leeds Road

Wakefield, WF1

**A FANTASTIC OPPORTUNITY TO PURCHASE A FULLY OCCUPIED COMMERCIAL INVESTMENT WITH FIRST FLOOR FLAT ON A PROMINENT MAIN ROAD POSITION CLOSE TO WAKEFIELD CITY CENTRE GENERATING £22,080 PER ANNUM.**

Tenure: Freehold

EPC Rating: E

- Investment opportunity
- Prominent Location
- Generating gross rental of £22,080 per annum
- Opportunities to increase rental income to £32,000 per annum



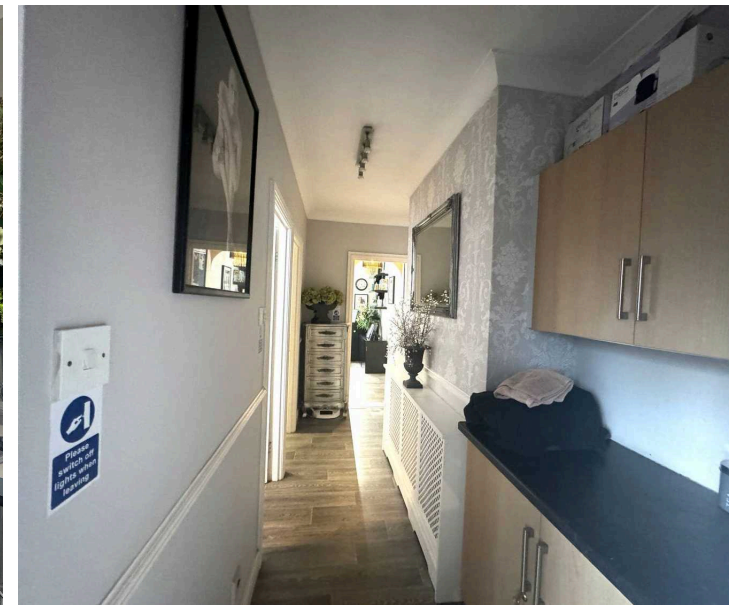
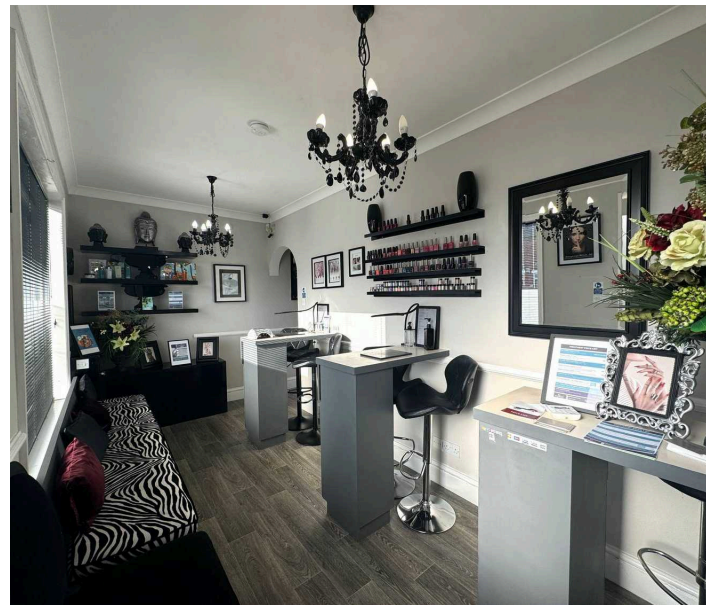


## LOCATION

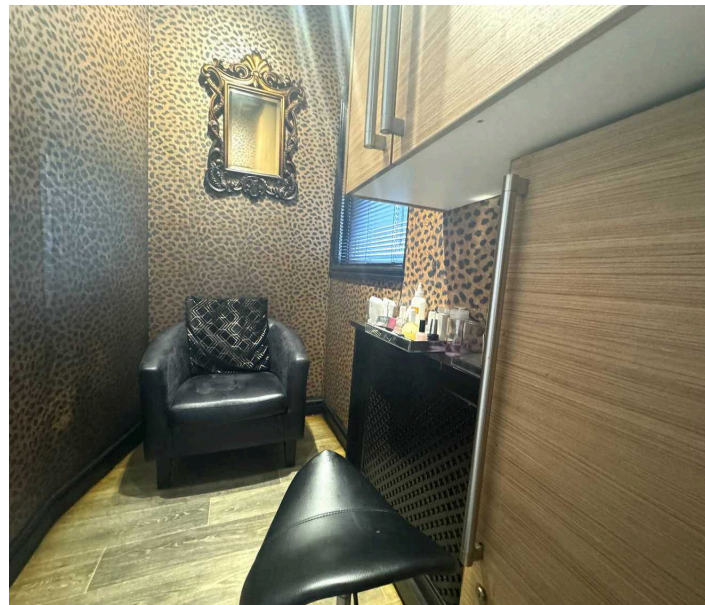
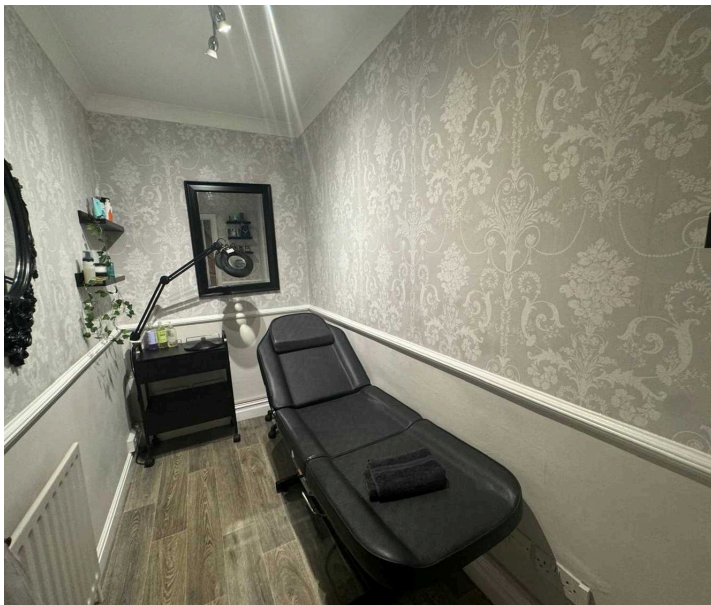
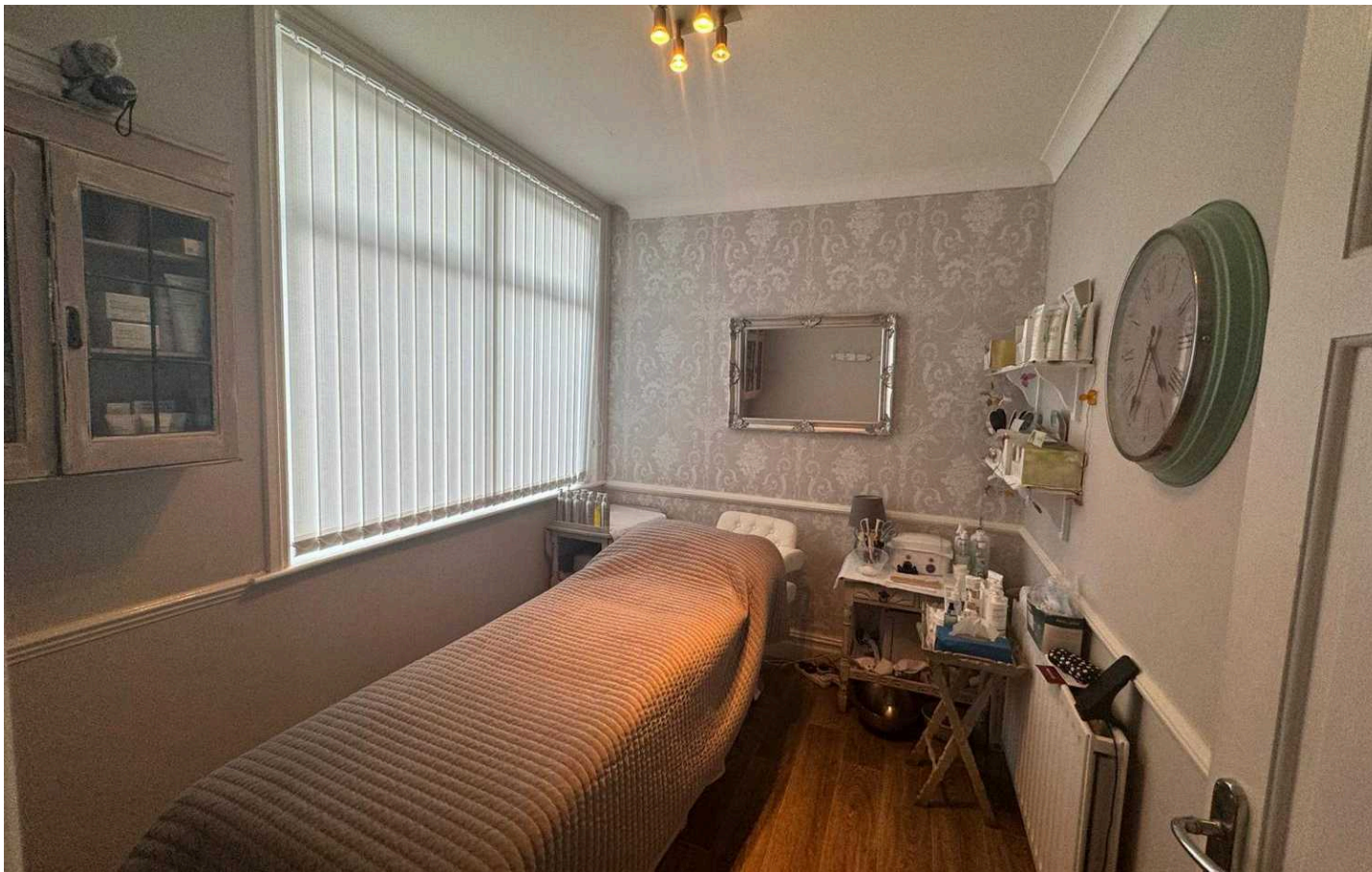
The property is located on A61 Leeds Road, twixt Outwood & Newton Hill, approximately a mile from Wakefield City Centre. Situated in a predominantly residential area the property is well positioned set back off Leeds Road, one of the main routes connecting Wakefield and Leeds and the popular Wakefield Suburbs of Outwood, Lofthouse & Newton Hill.

## PROPERTY

The property is a brick two storey terrace, set back from Leeds Road allowing parking for 2 cars to the front. The property is well presented and is commercial on the ground floor, having a nail bar to the front, 3 beauty rooms on the ground floor, Hairdressers in the room on the lower ground floor, kitchenette, W.c. and single garage to the rear with private yard area and drive. At first floor there is a two bedroom apartment, with kitchen, lounge and bathroom. There is separate access at both the ground and rear. There is gas fired central heating system for the ground floor.







#### RENTAL INCOME

The property generates a gross rental income of £22,080 per annum. Rents have not been reviewed therefore there is the opportunities with the letting of the nail bar along with reviews to market rents to increase rental income to in the region of £32,000 per annum. Further information on the breakdown of rents is available through the agents. The first-floor apartment is let on a 12 month AST which is due for renewal in May 2025. The ground floor is currently let to 3 tenants on a monthly by month basis, however the tenants are long standing. The garage is also let on a monthly basis, again to a longstanding tenant. The current owner occupies the nail bar at the front on the property with two stations and will vacate upon completion of a sale, therefore further income could be generated from letting this space between £400-500pcm.

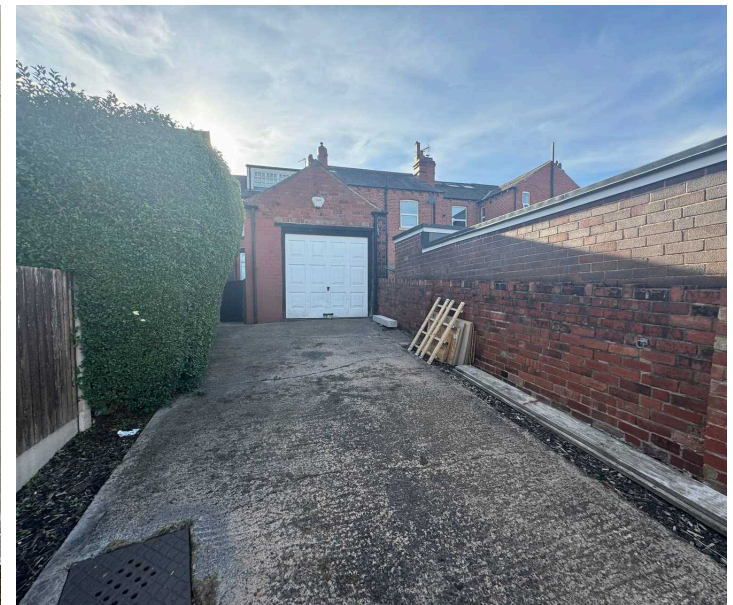
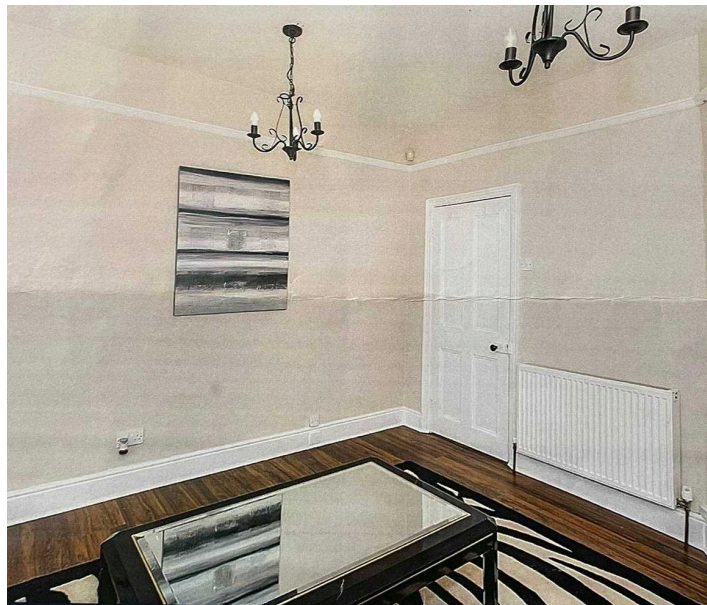


**PRICE**

Offers around £325,000. There is no VAT charged on the purchase price.

**VIEWING**

Strictly by appointment with the agent. Please contact Gina Powell [gina.powell@simonblyth.co.uk](mailto:gina.powell@simonblyth.co.uk) or Rebecca Blyth [Rebecca.blyth@simonblyth.co.uk](mailto:Rebecca.blyth@simonblyth.co.uk) for further information.





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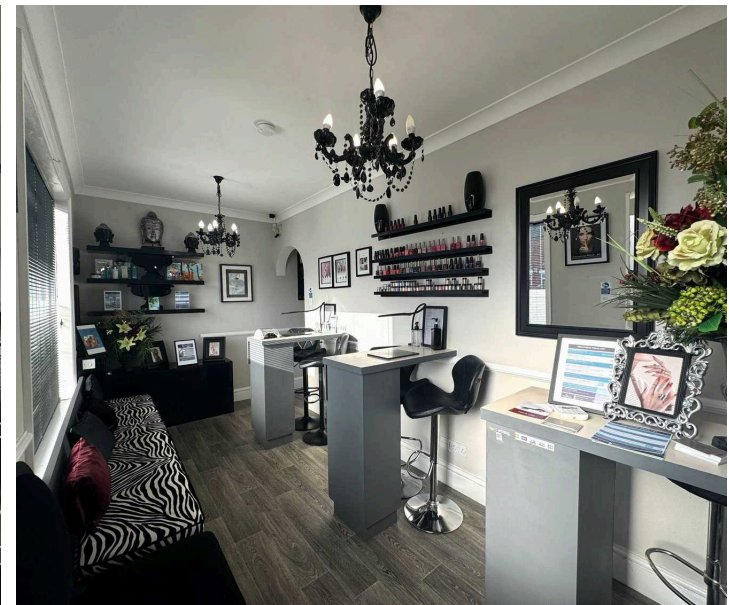
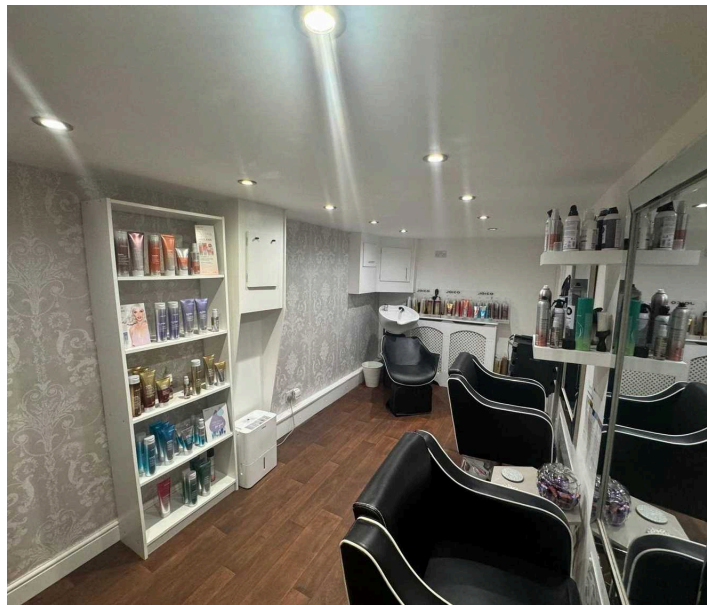
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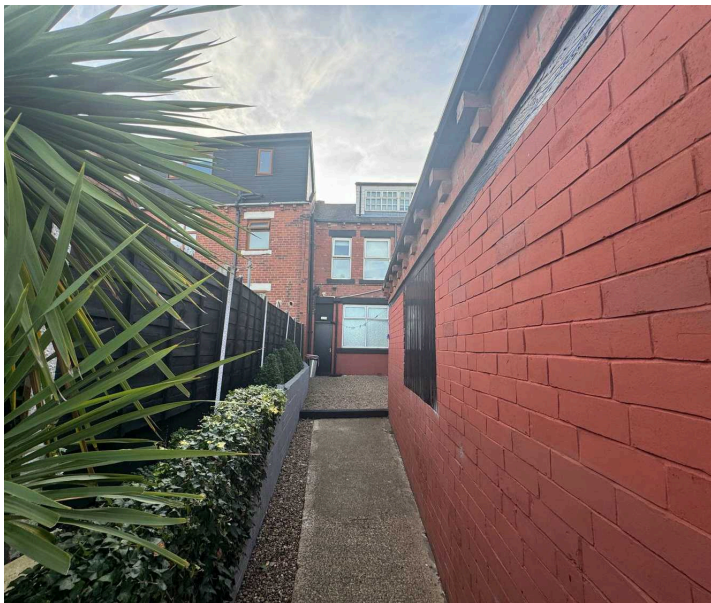




## ADDITIONAL INFORMATION

Property tenure – Freehold

Local authority - Wakefield Metropolitan Council





## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIME**

### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 24/09/2024



**PROPERTY VIEWING NOTES -**





## Simon Blyth Estate Agents

01924 361631 ext 3

[commercial@simonblyth.co.uk](mailto:commercial@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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