

**312 - 324 STANNINGLEY ROAD
BRAMLEY
LEEDS
LS13 3EG**

FOR SALE

FREEHOLD FIVE RETAIL UNIT & WORKSHOP INVESTMENT



**FULLY LET RETAIL PARADE WITH WORKSHOP ABOVE
BUT HAVING DEVELOPMENT POTENTIAL**

- RARE FREEHOLD INVESTMENT
- ATTRACTIVE PARADE OF SHOPS
- WORKSHOP ABOVE AND 6 NO. GARAGES TO THE REAR
- CURRENTLY FULLY LET
- JUST OFF THE BUSY STANNINGLEY ROAD TO LEEDS



INTRODUCTION

We are pleased to offer the freehold of the famous Bob Jackson Cycle Frame building business on Stanningley Road.

With five let retail units on the ground floor and additional let garages to rear, the first floor is current occupied by our client.

The building is offered for sale with the first floor vacant or let to our client by way of a lease for a term to be agreed.

LOCATION

The property is situated on the north side of Stanningley Road – the B6157 a busy thoroughfare through the west Leeds suburb of Bramley approximately three miles west of Leeds city centre.

Bramley is a large primarily residential suburb situated between Armley just to the east and Pudsey to the west.

It is however a popular business location with a wide range of commerce across it. Off the A657 just to the north is the large Bramley District Shopping Centre anchored by a Tesco supermarket. Along the length of Stanningley Road around the subject are various developments of industrial and business units.

Bramley train station on the Leeds to Bradford line is located close by off Swinnow Road and which runs south from Stanningley Road.

DESCRIPTION

312 - 324 Stanningley Road comprises a detached two storey building offering a busy parade of shops at ground floor and with a predominantly open plan workshop at first. Due to the slope of the site up to the rear – between the two levels are a row of lock-up garages.

The entire property is of traditional load-bearing brick walled construction under a twin pitched roof covered with slates. Windows are single glazed in timber frames. Along the front elevation and over the pavement is a covered veranda.

To the rear of the main building are a row of brick garages which sit under a flat felted roof. These are accessed by timber doors onto Station Avenue which runs along the rear.

Inside the various shops are fitted out by the tenants to their own requirements. Most offer a front sales area with separate rear store / workroom and with a WC between.

The first floor workshop occupied by Bob Jacksons is accessed from a doorway in the side elevation. It is divided to provide an office, small showroom and two open-plan workshops. There are separate staff and customer WCs. The main area is fitted to a basic standard for its light industrial use and benefits from a paint spray bay with extraction system.



ACCOMMODATION & TENANCIES

The property is divided to provide the following approximate areas:

DESCRIPTION	TENANT	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor			
No. 324	Harpers Boutique	Sales 16.11 Stores 10.45	173 113
Nos. 318, 320 & 322	Skinz Studios (Tattoos)	Sales 61.28 Stores 45.31	660 488
No. 316	Flames LS13 - Take Away	Total 46.47	500
No. 314	Stitches - Alterations	Sales – 23.91 Stores – 17.56	257 189
No. 312	Scufflers – Café	Sales – 23.15 Stores – 22.26	249 240
First Floor			
Workshop	Bob Jacksons	130.05	1,400
Office		24.34	262
Showroom		16.31	176
Entrance & WCs		11.04	119
Garages 2 No.		34.49	371
Total		216.23	2,328

TENANCIES

The shops are let to individuals (but trading in the styles set out below) on the following leases:

DESCRIPTION	TENANT	LEASE	RENT £ PA
Ground Floor			
No. 324	Harpers Boutique	3 years from 1/2/19	£3,000
Nos. 318, 320 & 322	Skinz Studios (Tattoos)	5 years from 1/1/20	£9,300
No. 316	Flames LS13 Take Away	5 years from 1/11/15	£3,360
No. 314	Stitches Alterations	3 years from 1/8/17	£3,600
No. 312	Scufflers Café	1 year 4 months from 1/2/20	£3,360
First Floor			
Workshop	Bob Jacksons	Proposed	£9,000
Rear Garages			
	4 Tenants	Informal	£1,920
Total			£33,540



RATING

The property is currently assessed as individual units in the 2017 Rating List. Individual tenants are responsible in the usual way for the Rating bills. Details can be provided on request.

EPC

An EPC is available upon request.

DEVELOPMENT POTENTIAL

The property has potential for the first floor workshop to be developed into office accommodation or for residential uses subject to appropriate planning permission being granted. The rear garages could be included in such a reconfiguration to gain further space.

TENURE AND TERMS

Our client's freehold interest is offered for sale. Two alternatives are proposed: the first floor workshop can be offered with vacant possession or alternatively leased back to the vendor for a term to be agreed.

The shops are currently let at attractive low rents equating to in the region of £10.00 per square foot and therefore present an opportunity for uplift at renewal. The rent of the tattoo studio includes electricity. All other utility costs are borne by the individual tenants.

Offers for our client's freehold interest are invited in excess of £325,000.

VIEWING AND FURTHER INFORMATION

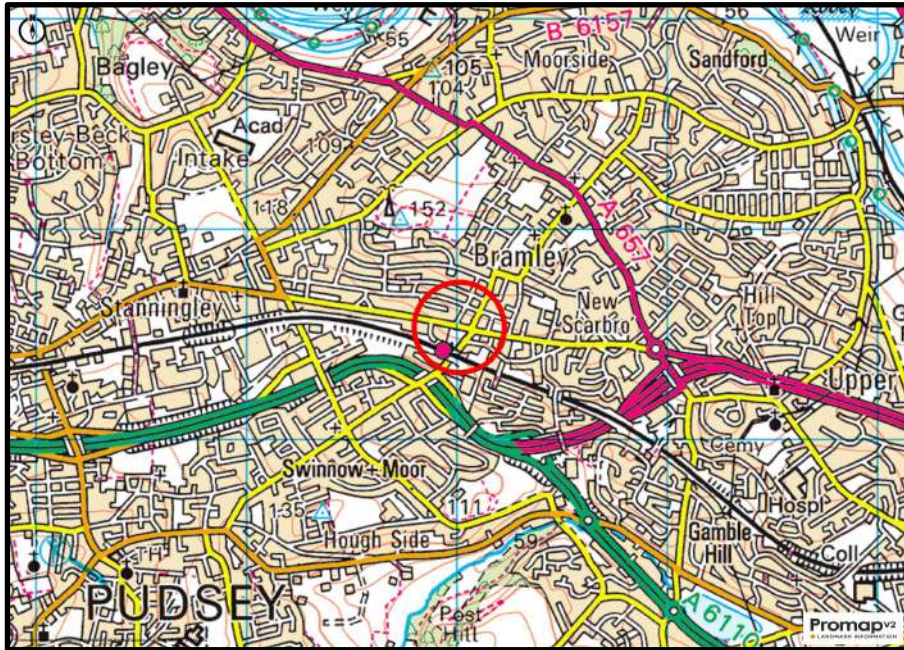
For further information and to make arrangements to view, please contact **Tapp Chartered Surveyors** on **0113 243 0920**.

SUBJECT TO CONTRACT

Details prepared March 2020



LOCATION PLAN



BLOCK PLAN





IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling / letting agents of the property for themselves, the vendors / landlords of the property described herein give notice that:-

1. Prospective purchasers / tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order.
2. Prospective purchasers / tenants should make all necessary enquiries with all relevant professional advisors and all other appropriate authorities regarding the suitability of these premises for the proposed use.
3. Prospective purchasers / tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
4. In making an offer, prospective purchasers / tenants will be deemed to have made all necessary searches and enquiries.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers / tenants to identify the property. The plans are digitally reproduced and therefore not to scale except where expressly stated.
6. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers / tenants are advised to consider the need for a structural survey and, if appropriate, an environmental survey of the property by a professionally qualified person.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor / landlord are those contained and expressly referred to in the written contract for sale / lease between the vendor / landlord and the purchaser / tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.