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Cromwell Street, LS9 7SS

Offers In The Region Of £875,000

TENANTED INVESTMENT WITH POTENTIAL

Mixed-use property forming The Cairo Lounge, Erfan Bakery, extensive basement facilities and First floor 2 bed roomed residential accommodation on Cromwell Street just off Skinner Lane and 1/2 mile from A61 Regent Street linking North Leeds and Leeds City Centre 1/2 mile away.

The exterior offers off-road car parking.

- Tenanted Investment
- Ground Floor 2667 sq ft
- First floor Residential
- Extensive Basement
- Off Street Parking

LOCATION

The property is located on Cromwell Street just off Skinner Lane and 1/2 mile from A61 Regent Street linking North Leeds and Leeds City Centre 1/2 mile away.

DESCRIPTION

The property, formally the Harp Public House was extensively renovated a few years ago and now forms The Cairo Lounge, Erfan Bakery, extensive basement facilities and First floor 2 bed roomed residential accommodation.

The lounge has been tastefully fittled out and enjoys the benefit of inset air -on / heating. Two floor to ceiling glazed sides open out to exterior decking veranda offering extenive hospitality space.

The exterior offers off-road car parking.

ACCOMMODATION

The property provides the following accommodation:-

Cairo Lounge Ground floor Za 195.91m2 2108 sq ft
Cairo Lounge Public Toilets 10.05 m2 108 sq ft
Erfan Bakery Ground floor Za 24.71 m2 266 sq ft
Erfan Bakery Ground floor Zb 7.86 m2 85 sq ft

Total 228.53 m2 2667 sq ft

Plus:-

Hospitaly verandas to 2 sides
Extensive full height basement
Firsr floor 2 bedrooms living accommodation
Land with parking

Plus frontage / parking

PRICE

Offers in the region of £875,000 for the freehold interest are invited.

We are informed that VAT is not applicable to this sale.

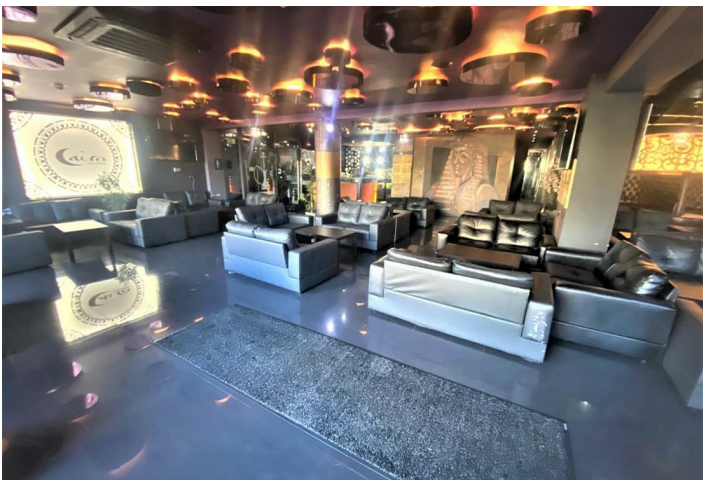
TENANCY

The property is currently let as a whole as follows:-

Commencement date 1st October 2016
Term 9 Years
End date 1st October 2025
Passing rent £27,600 per annum

PLANNING

All enquiries regarding planning matters should be directed to Leeds City Council Planning Dept Council.



BUSINESS RATES

According to the Valuation Office Agency website, the current rateable value is:-

Cairo Lounge
£12,750 RV subject to substantial Small Business Rate Relief

Erfan Bakery
£3,150 RV subject to 100% Small Business Rate Relief

Interested parties are advised to make their own enquiries in this respect.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property:-
0220-5959-0385-3560-5030

Rating:-
E-113

This can be viewed on:-
<https://find-energy-certificate.service.gov.uk/energy-certificate/0220-5959-0385-3560-5030>

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999

MISREPRESENTATION ACT 1967

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MISDESCRIPTIONS ACT 1991
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ALL OFFERS ARE SUBJECT TO CONTRACT.
Details prepared February 2023

