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PRIME LONG LEASEHOLD INVESTMENT FOR SALE

30 AUSTHORPE ROAD CROSSGATES LEEDS LS15 8DX

INVESTMENT SUMMARY

- Well located self-contained retail property prominently located at the entrance to Crossgates Shopping Centre with frontage to Austhorpe Road, Crossgates.
- Gross Internal Area of approx. 1,838 sq ft.
- Renewed occupational lease from 24th June 2026 at a rent of £28,000 pa to the strong covenant of Tamp 'N' Swirl Ltd trading as Costa Coffee.
- Offers in excess of £389,000.

LOCATION

30 Austhorpe Road, Crossgates is a well located retail premises in the town centre of Crossgates just off the A6120 and 0.3 miles from Crossgates station.

Crossgates is the dominant shopping centre in East Leeds and draws on a densely populated and large catchment area. Other retailers include Bonmarché, New Look, EE, Card Factory and Poundland. The property can be accessed internally from Crossgates Shopping Centre and externally from Austhorpe Road.

Austhorpe Road's location provides easy access to the east of Leeds, the A64 and the M1.

DESCRIPTION

The building is a self-contained 2-storey building occupying a prominent position in the main retail area of Crossgates, with a Gross Internal Area of approx. 1,838 ft2 . It has a large retail area of approx. 1,507 ft2 on the ground floor and street facing window frontage. The first floor gives way to a 331 ft2 (approx.) office and storage area.

The property can be accessed both internally from the Crossgates shopping centre, and externally from the busy shopping street of Austhorpe Road.

TENURE

30 Austhorpe Road is for sale on a Long Leasehold basis with an occupational lease with expiry in 2031 and a rental of £28,000 p.a.

Term	Term Start Date	Term End Date	Rent	Service Charge Provisions
999 Years	25th October 2021	24th October 3020	Peppercorn ground rent	Yes

ACCOMMODATION

Approx. 1,838 sq ft (GIA)

ENERGY PERFORMANCE

The property has an EPC rating of A

TENANCY

Tenant	Lease Start Date	Term	Break	Rent
Tramp 'N' Swirl Ltd trading as Costa Coffee	24th June 2026	5 Years	23rd June 2029	£28,000pa

COVENANT STRNGTH

Tenant	Experian Score	Turnover	New Profit	Net Worth
Tamp 'N' Swirl Ltd trading as Costa Coffee	100/100	Not Declared	Not Declared	£1,064,000

PROPOSAL

Offers are invited in excess of £389,000 reflecting a net initial yield of 7% after costs on the passing rent of £28,000.

VAT

The property is elected for VAT and VAT will be chargeable on the purchase price, however it is anticipated that the sale will take place by way of the transfer of a going concern (TOGC)

ANTI MONEY LAUNDERING

The successful purchaser will be required to provide documentation to comply with Anti Money Laundering Legislation.

FURTHER INFORMATION / VIEWING

CARTER TOWLER

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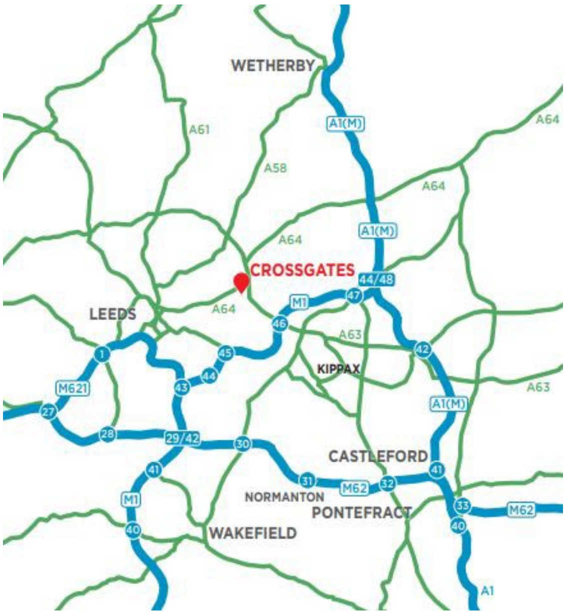
CROSSGATES
SHOPPING CENTRE
COSTA
COFFEE
the Black
wilsons


WETHERBY
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A1(M)
A64
A58
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A64
CROSSGATES
44/48
LEEDS
A64
M1
47
46
A63
45
42
1
KIPPAX
M621
43
44
A63
A1(M)
27
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29/42
30
CASTLEFORD
41
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M62
32
41
NORMANTON
PONTEFRACT
33
M62
M1
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40
WAKEFIELD
A1