

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	25 th October 2021	24 th 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	24 th June 2026	5 Years	23 rd 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

Jeff Robertson
jeffrobertson@cartertowler.co.uk
07973 833085



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter Towler, on their behalf and for the sellers or lessors of this property whose agents they are, give notice that : (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is July 2026. For information on our Privacy Policy please visit our website - www.cartertowler.co.uk