

Commercial/Residential Investment Opportunity Freehold For Sale



- Well-let mixed commercial and residential property
- Central position in popular location
- Long established bar/bistro + 2 self contained 2-bed flats
- Current income £29,700 pa (gross) (Market Rent £33,900 pa)
- Guide Price £525,000 (offers invited)

22-26 Town Street, LS28 5LD and
1/2 Gambles Hill, Farsley LS28 5SW

First Floor, 35 The Grove, Ilkley, LS29 9NJ
Email: alastair@atkinsonassoc.co.uk

atkinsonassoc.co.uk 

Location & Description

The property comprises a long established ground floor bar/bistro (The Village) fronting Town Street close to numerous other hospitality and independent retail businesses and for which the location has become popular. Gambles Hill at the rear giving access to two self contained 2 bed flats.

Farsley is an attractive and fashionable residential suburb with a large catchment, just inside the Leeds Ring road, and approx 5 miles West of the city centre.

Accommodation (floor areas approx.)

Ground/Lower Ground Floors: The Village comprises an attractively presented wine bar, fitted out to a good standard. Bar/Dining 10.5 x 5.6 m o/a with fixed bar and central feature fireplace/stove, 2 seating areas 3.5 x 2.7 & 2.7 x 2.2m, plus cellar and bar wash areas. 2 WC's. First Floor Kitchen/Prep 4.0 x 3.0 (both ave) with extract.

Note: No 20 Town Street (additional seating space/office with flat above) is owned by the tenant of Nos 22-26 and does not form part of the property/sale.

1 Gambles Hill: Sitting Room 4.3 x 3.7m, Kitchen 4.3 x 1.9m. 2 Bedrooms 3.2 x 2.9 and 3.2 x 2.4m, Bathroom.

2 Gambles Hill: Kitchen 3.3 x 2.8m; Sitting Room 4.9 (max) x 2.8m; 2 Bedrooms 2.7 x 1.9 and 3.0 x 2.8m, Dressing Room 3.0 x 2.0m; Bathroom.

Services

Main services available (units separately metered).

Leases

22-26 Town Street: - 10 year lease in favour of Nigel Shaw wef 13th November 2017 on effective FRI terms(*). **Rent £15,000 pa**

1 Gambles Hill – AST wef 30th September 2025. Rent £825 pcm (**£9,900 pa**)

2 Gambles Hill – presently occupied by the tenants of 22-26 Town Street at a concessionary rent of £400pcm (**£4,800 pa**) – (undocumented) **Estimated Market Rent £650pcm**

- (*) repairing responsibility in respect of the demised/occupied areas
- All rents are quoted on an exclusive basis

EPC

Nos 22-26 Town Street – C (54); 1 Gambles Hill – D (64); 2 Gambles Hill – D (68).

Rates

Nos 22-26 RV £19,250; Gambles Hill No 1 - Council Tax Band A; No 2 - Council Tax Band A.

Guide Price £525,000 (offers invited).

Vat not applicable

Current Gross rent £29,700 pax - A purchase at the above guide equates at a **gross return of 5.66% (6.23% against potential gross income of £32,700 pax before allowance for purchasers' costs.**

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers where required.



Viewing

Strictly by arrangement with the sole agents - (Ref: Alastair McDowell)

E: Alastair@atkinsonassoc.co.uk

M: 07889 719536

T: 01943 666955



Atkinson Associates themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, 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 item; (iii) no person in the employment of Atkinson Associates has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT