



1 Hollin Park Mount

Easterly Road, Leeds, LS8 3AS

Shop Investment

656 sq ft
(60.94 sq m)

- Prominent retail property
- Tenanted until January 2028
- AAA Greggs covenant



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Summary

Available Size	656 sq ft
Rateable Value	£6,200 The property qualifies for business rate relief
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (83)

Description

The premises comprises a semi-detached, two storey, brick-built property set under a pitched slate roof. The property is fully let to Greggs who operate an Outlet shop from the premises. Internally the ground floor has a small sales area with sales counter. To the rear is storage, kitchen, and staff area with W/C. The first floor is accessed separately from the side of the property and comprises 3 rooms, a bathroom and W/C. The property benefits from a glazed frontage. To the rear is a small yard area for bin storage and access to the property for deliveries. Included in the ownership is a small single storey brick building to the rear. The side driveway and front forecourt is also included on the title.

Location

The subject property occupies a prominent position on the A58 Easterly Road off the roundabout which splits Oakwood Lane, in north-east Leeds. The A58 is a busy arterial route running from Leeds to Wetherby.

Accommodation

The accommodation comprises the following area. (Please note the first floor has not been measured).

Name	sq ft	sq m
Ground	656	60.94
Total	656	60.94

Terms

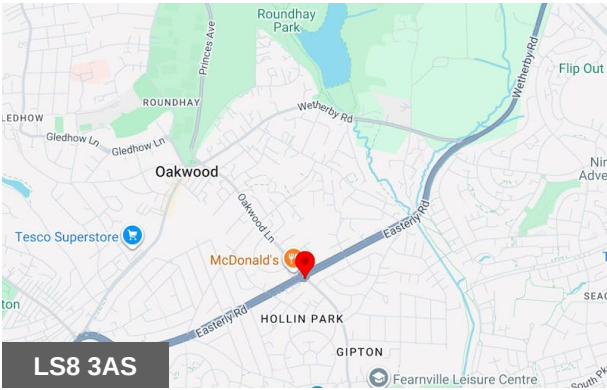
The property is available for sale freehold at a quoting price of £95,000.

Use

We believe the property falls under Use Class E.

Tenancy Details

The property is currently occupied by Greggs PLC on a rent of £7,500 per annum. The lease expires in January 2028. Further information available on request.



Viewing & Further Information



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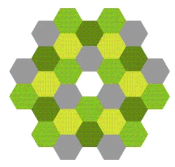


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HM Land Registry

Official copy of title plan

Title number **WYK900289**
Ordnance Survey map reference **SE3336SW**
Scale **1:1250**
Administrative area **West Yorkshire : Leeds**



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