

FOR SALE

Investment Highlights

- Modern two storey office building with 5 allocated parking spaces
- Close to Garforth Train Station, Junction 47 of the M1 and Junction 22 of the A1(M)
- Occupational lease to CAFÉ 2 U expiring in January 2028
- Annual rent of £16,000 pa reflecting £10.47 psf
- Tenant has been in occupation since February 2011
- Offers are invited in excess of **£195,000**, reflecting a net initial yield of 8% and a capital value of £127.61 psf



10 FUSION COURT

Aberford Road, Garforth, Leeds, LS25 2GH

Two Storey Office
Investment in Garforth

Lambert
Smith
Hampton

LOCATION

The property is part of Fusion Court, a business park in the north of the town of Garforth. Garforth is located approximately 8-miles east of Leeds city centre, to the west of the A1(M) and to the east and south of the M1, providing easy access to the northern motorway network and further UK cities. Fusion Court is well located within Garforth and has excellent communications. Garforth Railway Station is under 1-mile away, with the A642 also being a major bus route. The area benefits from a Tesco Superstore and a mixture of national and local retailers.

SITUATION

The property is situated just off the A642 (Aberford Road) on Fusion Court, which lies immediately south of the town’s principal industrial estate, Lotherton Business Park. The site has easy access to the A63 trunk road, linking Garforth to Leeds, and is within 1-mile of both the A1(M) motorway and the M1 motorway.

DESCRIPTION

The property comprises of an end terrace two storey purpose-built office building. Internally the property is currently let to a single occupier, but is capable of being divided into two self-contained suites on the ground and first floors. Male, female and disabled toilet facilities are provided in the central stairwell, and 5 allocated parking spaces are situated to the front of the property, including one with an electric charger. The premises benefit from raised floors and suspended ceilings throughout.

ACCOMMODATION

Floor	Sq. Ft	Sq. M
Ground Floor	753	69.94
First Floor	775	71.98
TOTAL	1,528	141.92



10 Fusion Court, Aberford Road, Garforth, Leeds, LS25 2GH

TENURE

Freehold.

TENANCY

The property is let to CAFÉ 2 U Limited, who have been in occupation since February 2011. The current lease expires in January 2028 with a break in January 2026 having not been exercised. The passing rent is £16,000 pa, reflecting £10.47 psf.

A service charge is levied in respect of all costs relating to the common parts of the business park. Service charge is paid quarterly and recoverable from the tenant. Further details are available on request.

COVENANT

Cafe2U is the UK's premier mobile coffee business and coffee van franchise provider. Accounts show the tenant to have a healthy balance sheet, with recorded net assets of £189,000 and £193,000 in 2023 and 2024 respectively.

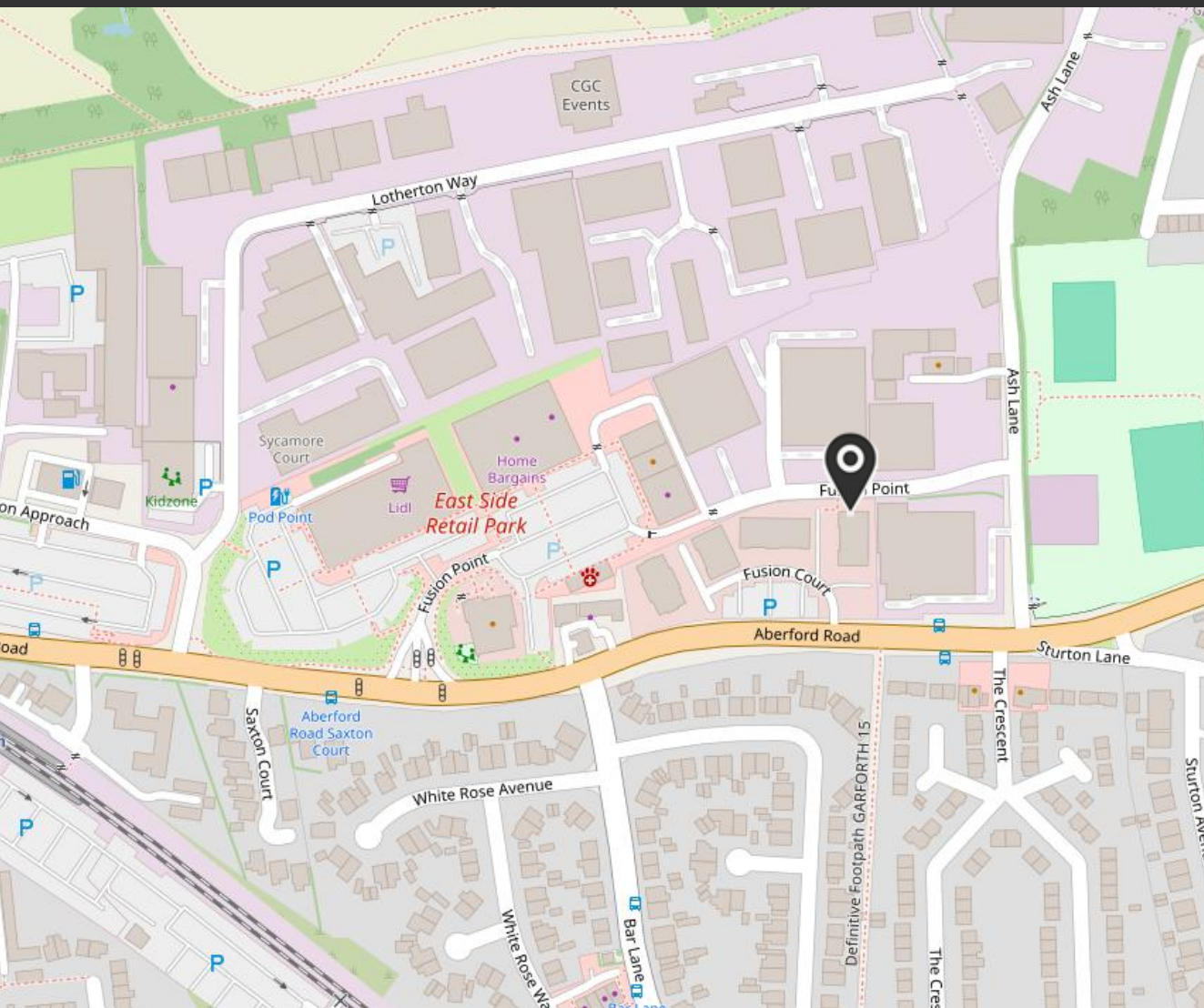
ADDITIONAL PORTFOLIO ASSETS

10 Fusion Court forms part of a 3-property portfolio. Please see below details of 2 further properties offered for sale:

- 13 Hornbeam Square South, Harrogate, HG2 8NB – offers are invited in excess of **£225,000** reflecting a net initial yield of 8.25% and a capital value of £203 per sq ft.
- 15 Hornbeam Square South, Harrogate, HG2 8NB – offers are invited in excess of **£245,000** with vacant possession, reflecting a capital value of £201 psf.

The properties can be bought either as individual lots or together with the properties in the portfolio. Please contact Georgie Parker for further information.





METHOD OF SALE

The subject is for sale by way of Private Treaty; however, we reserve the right to conclude the marketing process by way of an Informal Tender process.

EPC

The property has been assessed as having an EPC rating of C (56), valid until 14th September 2036.

VAT

We understand that the property has been elected for VAT. It is anticipated however that the sale be treated as a Transfer of Going Concern (TOGC).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

INVESTMENT CONSIDERATIONS

We are seeking offers in excess of **£195,000** of the freehold interest, reflecting a net initial yield of 8% and a capital value of £127.61 psf

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Georgie Parker
07425 687 718
gsparker@lsh.co.uk