



**19-31 LIDGET HILL  
PUDSEY  
LEEDS, LS28 7LG**



**FOR SALE**

**FREEHOLD INVESTMENT OPPORTUNITY**

**Total Net Rental Income of £156,940 Per Annum**

**Comprising 6 x Retail Units and First Floor Office Area**

**With tenants including Yorkshire Building Society, St Gemma's Hospice, Coral Racing and TCCT Retail Ltd. (Thomas Cook)**

**Guide Price - £1,970,000**



**CHARTERED SURVEYORS &  
COMMERCIAL PROPERTY CONSULTANTS**

# 19-31 LIDGET HILL, PUDSEY, LEEDS, LS28 7LG

## PUDSEY

Pudsey is a Market Town in West Yorkshire. Originally independent, it was incorporated into the City of Leeds Metropolitan Borough in 1974 and is located mid-way between Bradford and Leeds. Historically, in the West Riding of Yorkshire, it has a population of 22,408. The town was famous in the 18<sup>th</sup> and 19<sup>th</sup> Centuries for wool manufacture and from the 19<sup>th</sup> Century for cricket – Yorkshire and England cricketer Sir Len Hutton, Herbert Sutcliffe, Ray Illingworth and Matthew Hoggard all learnt to play in Pudsey!

The town benefits from a small railway station known as New Pudsey Railway Station and is on the main line between Leeds and Bradford Interchange, one of the major commuter routes in West Yorkshire.

## LOCATION

The property occupies an established retail location, fronting onto Lidget Hill, close to its junction with Church Lane/Lowtown and Robin Lane at the centre of Pudsey.

The main retail area is centred around this crossroads, being close to Pudsey Town Hall and nearby occupiers include National Westminster Bank Plc, HSBC Bank Plc, Yorkshire Bank etc. Nearby on Lidget Hill are Santander, Bloom Hearing Specialists, Co-operative Funeral Care, Specsavers and Ison Harrison Solicitors.

To the rear of the property is one of the major town centre car parks and further car parking is available on Lidget Hill.

## DESCRIPTION

The property comprises a 2-storey block of retail and office units, situated in an excellent town centre location. The ground floor comprises a total of 6 retail units, incorporating tenants such as Yorkshire Building Society, St Gemma's Hospice, Coral Racing and TCCT Retail Ltd. (Thomas Cook). Coral Racing have sub-let part of their unit to TUI Travel Agents.

The first floor is predominantly divided into two office areas, predominantly occupied by Broadhead Peel & Rhodes trading as BPR Heaton Accountants. The remaining upper floors being occupied with ground floor units.

## TENANCIES / RENTAL INCOME

The property is currently let on 6 full repairing and insuring leases by way of service charge recovery, producing a total net rental income of £156,940 per annum. The income is well secured on a number of strong covenants, the vast majority of whom have been in occupation for a considerable period of time. Broadhead Peel & Rhodes are currently "holding over" pending the completion of a new lease agreement.

A Schedule of Tenancies is attached. Further information available upon request.

## RATING ASSESSMENT

Each of the units are assessed for Uniform Business Rates as follows:-

Address: 19 Lidget Hill, Pudsey, LS28 7LG  
Description: Shop, Office & Premises  
Rateable Value: £19,000

Address: 21/23 Lidget Hill, Pudsey, LS28 7LG  
Description: Bank & Premises  
Rateable Value: £26,250

Address: 25 Lidget Hill, Pudsey, LS28 7LG  
Description: Shop & Premises  
Rateable Value: £14,000

Address: 27 Lidget Hill, Pudsey, LS28 7LG  
Description: Shop & Premises  
Rateable Value: £10,750

Address: 27A Lidget Hill, Pudsey, LS28 7LG  
Description: Offices & Premises  
Rateable Value: £24,750

Address: 29 Lidget Hill, Pudsey, LS28 7LG  
Description: Shop & Premises  
Rateable Value: £14,500

Address: 31 Lidget Hill, Pudsey, LS28 7LG  
Description: Shop & Premises  
Rateable Value: £11,250

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

## PRICE

Offers are invited in excess of £1,970,000 for the freehold interest subject to the occupational leases, reflecting a net initial yield in the region of 7.5% after usual purchasers costs. Subject To Contract.

## VAT

VAT will not be chargeable on the sale.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Ratings for each property are:-

19 Lidget Hill – E – 123  
21 Lidget Hill – C – 66  
23 Lidget Hill – C – 55

Additional Energy Performance Certificates in relation to the remaining properties are commissioned.

## VIEWING

Strictly by prior appointment with the sole selling agents:-

**Mark Brearley & Company – Tel: 01274 595999**

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**MISREPRESENTATION ACT 1967:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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