



**3 Fairburn Drive  
Garforth, Leeds  
LS25 2AR**



**FOR SALE**

**Retail Investment Property  
With Rental Income from the Beauty Salon of £9,500 Per Annum  
With Vacant 2-Bedroom Flat and Garage**

**PRICE: Offers in the Region of £175,000 Subject to Contract**

# 3 Fairburn Drive, Garforth, Leeds, LS25 2AR

## LOCATION

Situated less than ½ mile from the Centre of Garforth, the property occupies a position with frontage to and access from Fairburn Drive, close to its junction with Hazelwood Avenue, serving a large post-war residential housing estate.

Other occupiers within the parade include Cohens Chemist, Indergaard Physiotherapy etc.

## DESCRIPTION

The property comprises a ground floor retail unit currently occupied by Indigo Hair & Beauty along with a first floor 2-bedroom residential flat with separate rear access. In addition, the property benefits from a single garage to the rear of the premises.

## ACCOMMODATION

The property benefits from the following approximate net internal floor areas:-

### Ground Floor

Retail Sales	55.74 sqm	(600 sqft)
WC	----	----
Kitchen	6.97 sqm	(75 sqft)
Separate Treatment Room	7.06 sqm	(76 sqft)

### First Floor

Kitchen, Living Room, 2-Bedrooms and Bathroom

## RATING ASSESSMENT

The commercial section of the property is currently assessed for rating purposes as follows:-

Description:	Shop & Premises
Rateable Value:	£8,000

The Uniform Business Rate for 2020/2021 is 50.3 pence in the £.

The residential section of the property is currently assessed for Council Tax purposes as follows:-

Council Tax Band A  
Council Tax payable 2020/2021 - £1,070.22

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

## LEASE

The ground floor of the premises is currently let under the terms of a lease dated 26 November 2018 to Sarah Eddison trading as Indigo Hair & Beauty. The lease is for a term of 3 years commencing on 5 December 2018 and ending on 4 December 2021. The passing rent is £9,500 per annum. A copy of the lease documentation is available upon request.

The residential accommodation at first floor level is vacant.

## PRICE

Offers in the region of £175,000 for the freehold interest subject to the occupational lease and with vacant possession of the residential accommodation.

## VAT

VAT will be charged at the prevailing rate – if applicable.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is as follows:-

Retail Accommodation – has been commissioned.

Residential Accommodation – has been commissioned.

## VIEWING

Strictly by prior appointment with the sole selling agents:-

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

Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)

Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)

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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.

28 Victoria Street, Skipton, BD23 1JE  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049