



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

RETAIL/RESIDENTIAL INVESTMENT PROPERTY

**8 & 8A SOUTH QUEEN STREET, MORLEY, LEEDS,
LS27 9EW**

Retail – 81.6 m² (878 sq ft)



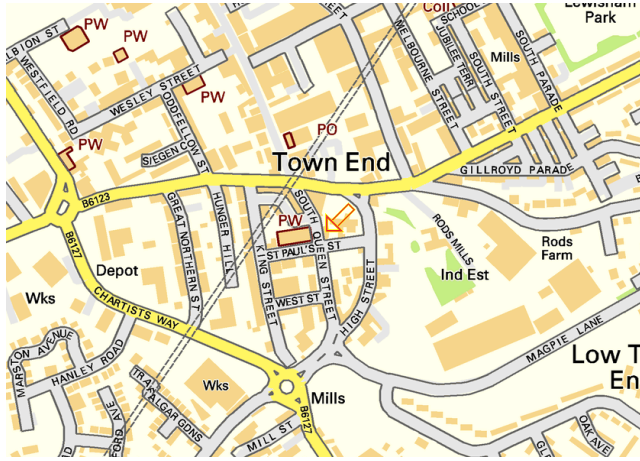
- Fully occupied and let mixed use investment property
- Centrally located
- Popular letting location

0113 2348999

Location

The property fronts South Queen Street close to its junction with St Paul's Street just before it becomes the main pedestrianised street in the town centre.

Morley is approximately five miles south of Leeds city centre and is within easy reach of Junction 27 of the M62 motorway.



Description

The property is stone built with slate covered roof and comprises a separately let ground floor and basement shop unit trading as Trojan Pizza and upper floor residential accommodation comprising a spacious two bedroom flat over two floors.

Accommodation

Ground floor	152.4 m ² (500 sq ft)
Basement	35.1 m ² (378 sq ft)
Total	821.6 m² (878 sq ft)

8a South Queen Street comprises a self contained two bedroom flat with an entrance lobby on the ground floor at the rear leading to a landing with electric heaters and inset spot lights with a lounge incorporating a feature fireplace, electric heater and spot lighting. The breakfast kitchen with modern fitted base units incorporating electric hob and electric oven with extractor hood. There is plumbing for a washing machine and fridge installed. There is also a bathroom with white 3 piece suite, part tiled walls and electric shower. On the second floor there are two bedrooms with feature fireplaces, inset spot lights and electric heaters. There is uPVC double glazing installed throughout and the flat is fully carpeted.

Lease

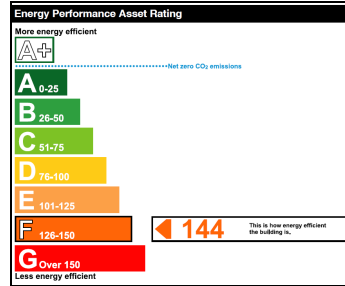
8 South Queen Street (takeaway) is let for a term of six years from 9th November 2011 at a passing rental of £8,840 per annum.

8a South Queen Street is let from 30th November on an assured short hold tenancy with a passing rental of £4,200 per annum.

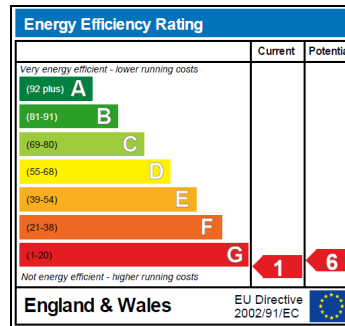
Total income £13,040 pa.

Energy Performance Certificate

Shop EPC



Flat EPC



Price

Offers in the region of £150,000 are invited for this investment opportunity.

VAT

All rents and prices quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own costs in this transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Richard Barker

Tel: 0113 234 8999
richard@michaelsteel.co.uk

Our Ref: 1507/A/RB
February 2013

Subject to Contract



Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.