

Starkeys

Chartered Surveyors

RETAIL & RESIDENTIAL PREMISES 105/107 HIGH STREET YEADON LEEDS



- Main road location on the periphery of Yeadon centre
- Previously operating as a coffee shop but may suit a variety of uses, subject to consents
- On street car parking available

**FOR SALE/TO LET
OFFERS OVER £325,000
OR £23,000 PER ANNUM**

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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for a full list of properties go to www.starkeys.co.uk

Property Acquisitions, Sale & Letting, Property Management, Rent Reviews,
Lease Renewal, Investment, Valuation, Dilapidations, Rating, Healthcare.

 **RICS** Regulated by RICS

**105/107 HIGH STREET
YEADON
LEEDS**

1. LOCATION:

The premises are situated in a parade of similar properties with frontage to High Street, on the periphery of Yeadon town centre. There are a number of national multiples located in Yeadon, including Morrisons and Greggs as well as various independent retailers.

On street car parking is available in the vicinity.

2. GENERAL DESCRIPTION:

The premises comprise a stone built end of terrace property providing accommodation at basement, ground and first floor levels. The ground floor comprises an 'L' shaped sales area with two entrances, along with kitchen and WC facilities to the rear.

The living accommodation is situated at first floor, with a living room, kitchen, two bedrooms and a bathroom.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:-

BASEMENT

Not inspected

GROUND FLOOR

Sales Area	48.75m ² (525 sq. ft.)
Kitchen	8.76m ² (94 sq. ft.)
Store	4.14m ² (45 sq. ft.)
WC	
TOTAL GROUND FLOOR AREA	61.65M² (664 SQ. FT.)

FIRST FLOOR

Living Room	26.49m ² (285 sq. ft.)
Kitchen	7.75m ² (83 sq. ft.)
Bedroom	13.54m ² (146 sq. ft.)
Bedroom	(not measured)
Bathroom	

4. RATING:

The Rating Authority is Leeds City Council. We have inspected the Valuation Office and Directgov websites which states the property is subject to the following assessments:

Retail Premises	- Rateable Value £9,500 (Shop and Premises)
Residential Accommodation	- Council Tax Band B

The Uniform Business Rate for 2026/27 is £0.480. There is an additional lower rate for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should seek verification from the local authority to establish the actual amount payable.

5. TERMS:

The premises are offered to let by assignment of the existing lease. The lease was granted for a term of 6 years expiring in 24 June 2027 with a rent review on the third anniversary and is granted on full repairing and insuring terms. The current passing rent is £23,000 per annum exclusive.

Alternatively, the premises are offered for sale subject to surrender of the lease. Offers over £325,000 are invited.

6. LEGAL COSTS:

In the event of an assignment of the lease, the ingoing tenant is to be responsible for the landlord's reasonable legal fees in connection with the transaction.

7. EPC:

B (47) – Ground floor (commercial)
C (79) – First floor (residential)

8. VIEWING AND FURTHER INFORMATION:

By appointment with the sole agents:-

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY
BINGLEY
BD16 1PY**

TELEPHONE:- 01274 307910

ASHLEY BOWLES

Amended 29 April 2026

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.