

Lot 7, 78-84 Crossgates Road, Crossgates, Leeds,

LS15 7NL

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Freehold Retail and Residential Investment (with Asset Management & Development Potential)

www.acuitus.co.uk

Lot 7, 78-84 Crossgates Road, Crossgates, Leeds,

LS15 7NL

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)

Property Information

Freehold Retail and Residential Investment (with Asset Management & Development Potential)

- Comprises large ground floor shop (with significant main road frontage) plus three separately accessed 2/3 bed maisonettes above
- Totalling 726.30 sq. m. (7,818 sq. ft.)
- Includes rear secure car parking and store building with development potential and advertising hoarding income
- Shop let to subsidiary of JD Sports PLC (Tenant served notice to terminate the lease in June 2025)
- Asset management opportunities - including possible shop sub-division, remodelling existing flats and potential rear development (subject to consents)
- Popular mixed commercial & residential area
- VAT-free investment

Lot

7

Auction

27th March 2025

Rent

£59,660 per Annum Exclusive

Status

Available

Sector

High Street Retail, Residential

Auction Venue

Live Streamed Auction

Location

Miles 4 miles east of Leeds City Centre
Roads A6120, A64, M1
Rail Cross Gates Railway Station
Air Leeds Bradford Airport

Situation

The property is located on the southern side of Crossgates Road, at its junction with Poole Road. The property is situated in a mixed commercial and residential area, equidistant from Station Road, home to Crossgates Shopping Centre, and the A64.

Tenure

Freehold.

Description

The property comprises a large quadruple fronted shop arranged over the ground and basement floors, together with three separately accessed two/three bedroom maisonettes on the upper two floors. The property benefits from a secure rear yard with car parking and an additional store building and garage.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

To be confirmed

Planning

Planning permission was previously granted by Leeds City Council on 04/11/2016 under planning ref 16/06052/FU for a first and second floor extension to form two flats and detached two storey outbuilding with open parking under and workshop over, change of use and alterations to ground floor to provide three retail units and hot food takeaway and restaurant.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 7, 78-84 Crossgates Road, Crossgates, Leeds,

LS15 7NL

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq. m. (2)	Floor Areas Approx (sq. ft.) (2)	Tenant	Term	Rent p.a.x.
Ground Basement External Store	Retail Ancillary Storage / Garage	304.72 81.75 95.69	(3,280) (880) (1,030)	XLR8 SPORTS LIMITED t/a Leisure Lakes Bikes.com	10 years from 01/06/2019 (1)	£35,000
First / Second (78a Crossgates Road)	Residential 2 bedroom maisonette	81.83	(880)	INDIVIDUAL	AST from 23/11/2024 at £650 pcm.	£7,800
First / Second (80a Crossgates Road)	Residential 2 bedroom maisonette	88.77	(956)	INDIVIDUAL	AST from 29/06/2017 at £550 pcm.	£6,600
First / Second (82a Crossgates Road)	Residential 3 bedroom maisonette	73.54	(792)	INDIVIDUAL	AST from 14/06/2024 at £800 pcm.	£9,600
Advertising Hoarding	-			PRIMESIGHT LIMITED (3)	Agreement dated 22/10/2002	£660
Total Approximate Commercial Floor Area		726.30	(7,818)			£59,660 (1)

(1) The lease is subject to a tenant only break option on 01/06/2025. Notice has been served by the tenant to terminate the lease on the break date. The lease is also subject to an upward only rent review on 31/04/2024 and notice was served by the landlord on the tenant on 26/02/2024 to settle the rent review at an increased rent of £49,950 per annum.

(2) Maisonettes measured on a Gross Internal Basis.

(3) Agreement determinable by the Tenant on one month's notice or by the Landlord on 90 days notice. The rent is paid by Global Media Group.

Lot 7, 78-84 Crossgates Road, Crossgates, Leeds,

LS15 7NL

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Freehold Retail and Residential Investment (with Asset Management & Development Potential)

www.acuitus.co.uk

Lot 7, 78-84 Crossgates Road, Crossgates, Leeds,

LS15 7NL

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Lot 7, 78-84 Crossgates Road, Crossgates, Leeds,

LS15 7NL

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Freehold Retail and Residential Investment (with Asset Management & Development Potential)

www.acuitus.co.uk

Lot 7, 78-84 Crossgates Road, Crossgates, Leeds,

LS15 7NL

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Lot 7, 78-84 Crossgates Road, Crossgates, Leeds,

LS15 7NL

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



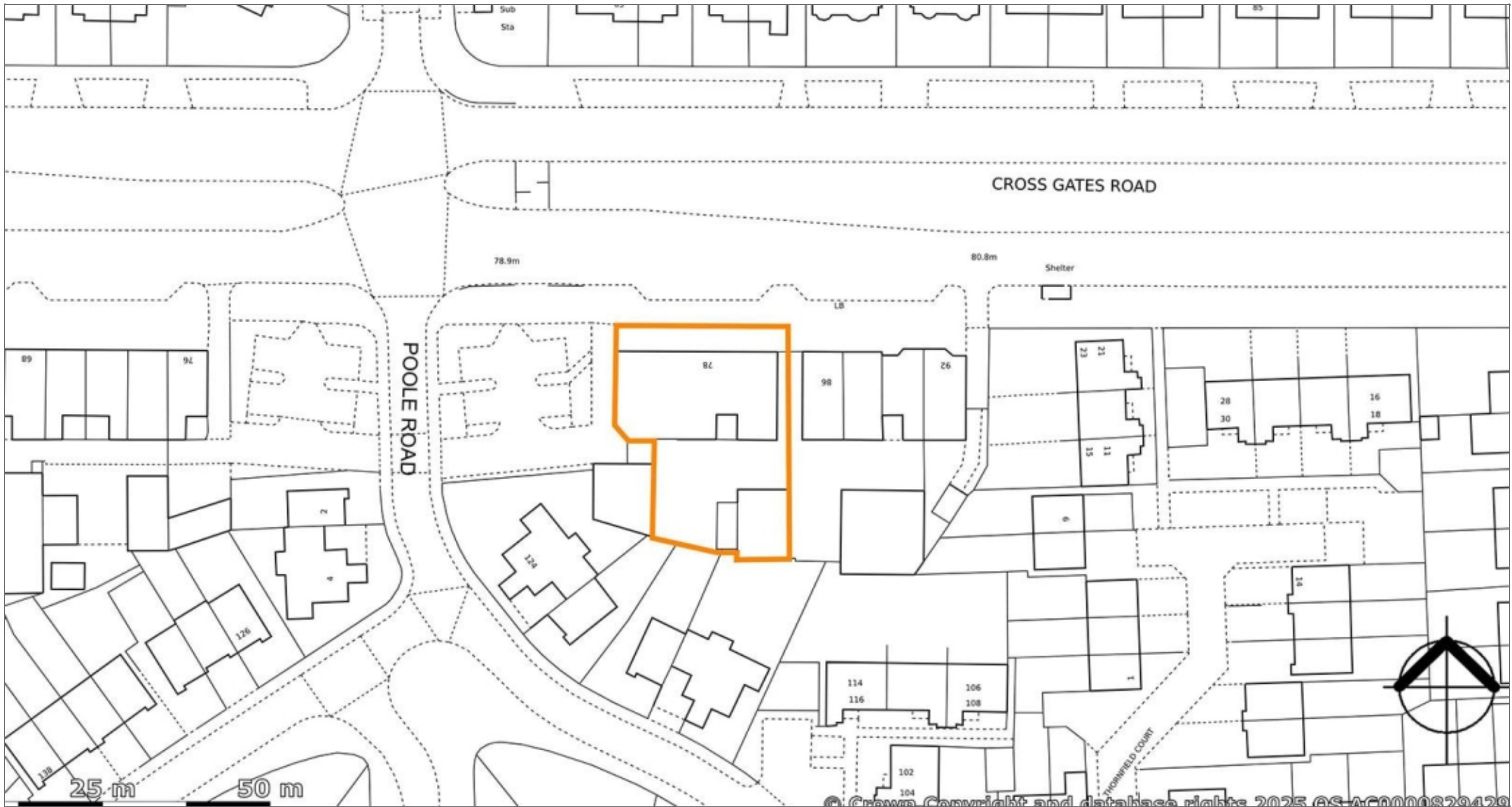
Freehold Retail and Residential Investment (with Asset Management & Development Potential)

www.acuitus.co.uk

Lot 7, 78-84 Crossgates Road, Crossgates, Leeds,

LS15 7NL

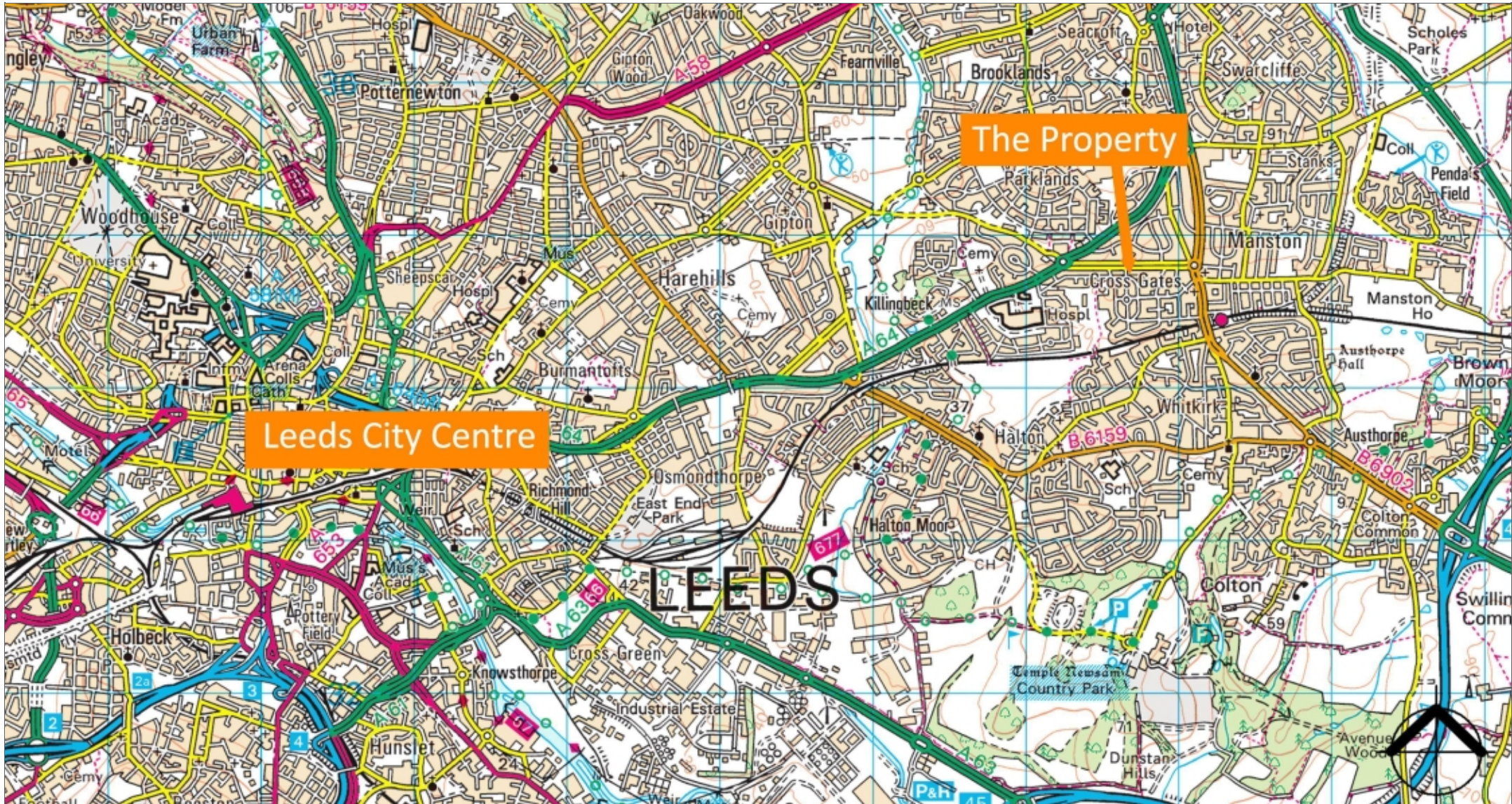
For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Lot 7, 78-84 Crossgates Road, Crossgates, Leeds,

LS15 7NL

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Freehold Retail and Residential Investment (with Asset Management & Development Potential)

www.acutus.co.uk

Lot 7, 78-84 Crossgates Road, Crossgates, Leeds,

LS15 7NL

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Blacks Solicitors LLP

City Point, 29 King St,

Leeds

LS1 2HL

Matthew Hutchinson

0113 227 9339

MHutchinson@LawBlacks.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024