£32,000 Per Annun

# 30 Austhorpe Road, Cross Gates, **Leeds, LS15 8DX**

**Well Located Freehold Retail Investment** 



# **Key Details**

- · Trading as Costa Coffee
- At the entrance to the busy Crossgates Shopping Centre
- · Located 4 miles east of Leeds City Centre
- · Close to Junction 46 of the M1 motorway
- Neighbouring occupiers include Iceland, Greggs, Poundland, Wilko, Lloyds Bank and Holland & Barrett

## On Behalf of a Major Investment Manager

#### Location

Miles: 4 miles east of Leeds City Centre 16 miles south of Harrogate 19 miles south-west of York Roads: M1, M62, M621

Rail: Cross Gates Railway Station
Air: Leeds Bradford Airport

# Situation

Cross Gates is a popular suburb located 4 miles east of Leeds City Centre. The property is prominently located on the south side of the busy Austhorpe Road, approximately 700 metres from Cross Gates Railway Station. The property is at the entrance to the Cross Gates Shopping Centre, which includes occupiers such as Iceland, Greggs, Poundland, Wilko, Lloyds Bank and Holland & Barrett. Crossgates Shopping Centre also benefits from car parking for over 300 cars.

# Description

The property benefits from frontages to Austhorpe Road and the shopping centre and comprises ground floor retail accommodation and first floor ancillary accommodation.

#### Tenure

Freehold.

## VAT

VAT is applicable to this lot.

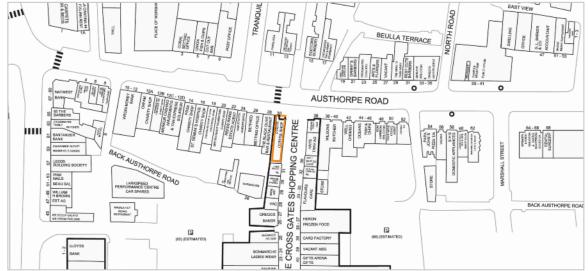
#### **Energy Performance Certificate**

C. See legal pack at www.acuitus.co.uk.

# **Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x
Ground First	Retail/Ancillary Ancillary	109.50 sq m 20.20 sq m	(1,179 sq ft) (217 sq ft)		10 years from 10/12/2014 until 09/12/2024	£32,000
Total		129.70 sq m	(1,396 sq ft)			£32,000

(1) Costa Coffee was established in 1971 and now operates from over 3,800 shops across the UK and globally (source: www.costa.co.uk 25/08/2021).



Copyright and confidentiality Experian, 2013. @Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only

### Acuitus

#### George Goucher

+44 (0)20 7034 4860 +44 (0)7513 610 710

george.goucher@acuitus.co.uk

#### Acuitus

Peter Mayo +44 (0)20 7034 4864 +44 (0)7833 459 318 Peter.mayo@acuitus.co.uk

# Seller's Solicitors: Hanover Law Mark Balmforth

+44 (0)1618308868 mark.balmforth@hanoverlaw.co.uk