



## Retail in LS7

Skinner Lane, Leeds, West Yorkshire, LS7  
1AR

**£70,000** Starting Bid

Tenure

**Leasehold**

## Property features

- ✓ Annual rent of £6,250 per annum
- ✓ Presented to a high standard throughout
- ✓ Ground floor retail unit underneath a large residential
- ✓ The property is also within walking distance of all of Leeds' amenities.

## Description

**\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply\*\***

The property comprises of a ground floor retail unit underneath a large residential apartment block. The property is currently utilised and let as a tattoo parlour and is held on a three year term from 1st May 2024 at an annual rent of £6,250 per annum. The current tenant also holds a lease on the adjoining units to form a larger tattoo studio and subsequently the space has been partially opened up across all three units.

The property is finished and presented to a high standard throughout including W/c facilities located at the rear.

The property is situated along Skinner Lane in Leeds between North Street and Regent Street which is one of Leeds' thoroughfares in and out of the city centre. The immediate area consists of predominantly residential with a mixture of local businesses including Aldi superstore and Pure Gym within a short walking distance. The property is also within walking distance of all of Leeds' amenities.

Please note we have not inspected the property.

Price: Starting Bid £70,000

Property Type: Retail

Business Type: Other/Unspecified

Parking: None

## Accommodation

The property comprises of a ground floor retail unit underneath a large residential apartment block. The property is currently utilised and let as a tattoo parlour and is held on a three year term from 1st May 2024 at an annual rent of £6,250 per annum. The current tenant also holds a lease on the adjoining units to form a larger tattoo studio and subsequently the space has been partially opened up across all three units.

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## Location

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## Tenure

Leasehold YY112234

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## EPC

Rating B. Full report available upon request.

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## Rateable Value

6 & 8 & 10, Victoria Road 12, Skinner Lane, Leeds, LS7 1BU  
Current rateable value (1 April 2023 to present) £11,000

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Skinner Lane, Leeds, West Yorkshire, LS7 1AR

Contact your local branch today for more information on this property:

**11 Millington Road, Hayes, Middlesex, UB3 4AZ, Tel: 0800 500 3196, [www.adanestates.co.uk](http://www.adanestates.co.uk)**

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