



Nabarro McAllister & Co
C h a r t e r e d S u r v e y o r s

FOR SALE
INVESTMENT PROPERTY

4 WHINBROOK CRESCENT
LEEDS LS17 5PN



We give below brief details of a small investment property in North Leeds.

Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY Telephone: 0113 266 7666 Fax No: 0113 268 4822
info@nabarromcallister.co.uk

Directors: Simon G. Nabarro BSc (Hons) F.R.I.C.S. I.R.R.V. & James R Horner, DipSurv, M.R.I.C.S.
Nabarro McAllister & Co Limited, Registered in England & Wales under Company No. 4657451
Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY

LOCATION

The property stands on a parade of similar units on Whinbrook Crescent which runs between King Lane and Scott Hall Road about 4 miles north of Leeds city centre. It is readily accessible for the local suburban centres of Moortown and Chapel Allerton.

DESCRIPTION

The property comprises a two storey building used as a hairdressers with flat above. The property is estimated to be about 70 years old.

ACCOMMODATION

Briefly the accommodation comprises:-

GROUND FLOOR

Sales Shop 259sq.ft.

Rear Salon 128 sq.ft.

Staff Room 76 sq.ft.

FIRST FLOOR

Staircase/Landing.

Living Room 16'6" x 10'10"

Kitchen 12'0" x 7'1"

Bedroom 11'2" x 11'11"

Bathroom

LEASE

The property is let to Richard Mann under a Lease dated 8th September 2009 for a term of 10 years at a rent of £9,500 per annum.

TERMS

The property is offered for sale in the sum of £95,000.

VIEWING

Strictly by appointment with the Chartered Surveyors.

Subject to Contract

MISREPRESENTATION CLAUSE

Nabarro McAllister & Co for themselves and for 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 any 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 Nabarro McAllister & Co has any authority to make or give any representation or warranty whatever in relation to this property.

Regulated by RICS

Energy Performance Certificate

Non-Domestic Building



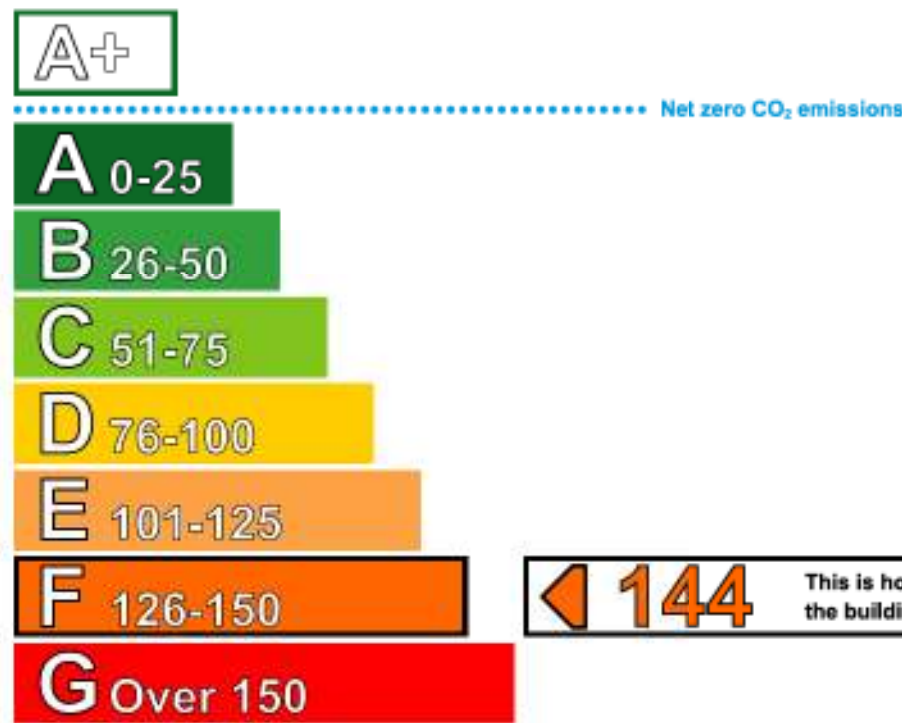
Hair Design
4 Whinbrook Crescent
Leeds
LS17 5PN

Certificate Reference Number:
9941-3069-0657-0500-5791

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 102
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 156.74

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built
74 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

| | |
|----------------------------------|--|
| Assessment Software: | iSBEM v5.2.d using calculation engine SBEM v5.2.d.2 |
| Property Reference: | 917675640000 |
| Assessor Name: | James Homer |
| Assessor Number: | STRO001213 |
| Accreditation Scheme: | Stroma Accreditation |
| Employer/Trading Name: | Nabarro McAllister & Co |
| Employer/Trading Address: | Devonshire Lodge, Devonshire Ave, Leeds, LS8 1AY |
| Issue Date: | 20 Jan 2015 |
| Valid Until: | 19 Jan 2025 (unless superseded by a later certificate) |
| Related Party Disclosure: | Not related to the owner. |

Recommendations for improving the property are contained in Report Reference Number: 0590-0545-4679-1699-7002

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.