

FOR SALE

N Nabarro
Mc McAllister

Retail Investment Property

43, 45, 45A MAIN STREET, GARFORTH, LEEDS, LS25 1DS



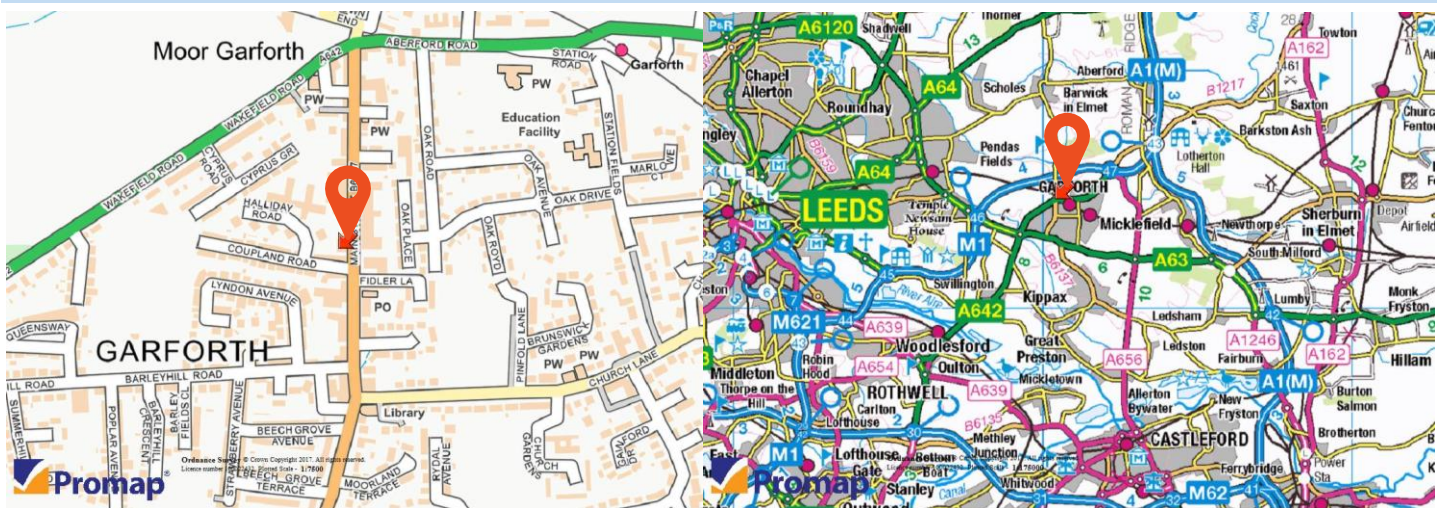
- Popular suburban parade
- Busy location
- Court Yard parking
- Fully Let

£695,000

2,793 sq. ft.

259.23 sq. m.

43, 45, 45A MAIN STREET, GARFORTH, LEEDS, LS25 1DS



LOCATION

The subject property stands in popular parade in the East Leeds suburb of Main Street at Garforth. Nearby traders include Sainsburys, Coral and Reeds Rains. Selby Road is close by leading to Junction 46 of the M1 Motorway and Leeds City Centre is readily accessible about 7 miles away.

DESCRIPTION

The property comprises two buildings, one fronting Main Street Garforth comprising of two Ground Floor shops and a Barbers above and the separate detached building on the far side of the parking forecourt. The properties are built in brick with the front building partly rendered under a concrete tiled pitched roof. The rear building is also two storey, built in brick with a pitched roof. The occupiers comprise of Martin House Hospice, a Turkish Barber, a further Barber on the First Floor and a Hairdressers in the rear building.

ACCOMMODATION

Briefly the accommodation comprises:-

| | m2 | ft2 |
|---|---------------|--------------|
| GROUND FLOOR MARTIN HOUSE HOSPICE | 50.5 | 544 |
| GROUND FLOOR BARBERS SHOP | 67 | 722 |
| FIRST FLOOR OFFICES | 57.13 | 615 |
| 45A MAIN STREET – HAIRDRESSING SALON GROUND FLOOR | 42.3 | 456 |
| FIRST FLOOR | 42.3 | 456 |
| TOTAL | 259.23 | 2,793 |

SERVICES

We understand that mains water, drainage and electric are connected. Please note that neither service connections nor any appliances have or will be tested prior to completion.

RATEABLE VALUE

The property has the below entry in the 2026 Rating Assessments List. Interested parties should confirm these with the Local Authority.

| Address | Rateable Value (2026) |
|-------------------|-----------------------|
| 43 | £19,000 |
| First floor 43/45 | £4,750 |
| 45 | £14,250 |
| 45a | £11,750 |

PLANNING

All the accommodation we believe will fall in the current E class. Interested parties should make their own enquiries of the planning status of all of the accommodation.

TENANCIES

A tenancy schedule is attached at the rear of these marketing particulars.

TERMS

The Freehold interest, subject to the existing tenancies, is available for sale at £695,000.

VAT

Our client has advised us that Value Added Taxation is applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

45 Main Street Energy efficiency rating for this property

This property's current energy rating is D.



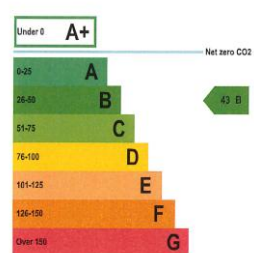
Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

45A Main Street

Energy rating and score

This property's energy rating is B.



VIEWING:

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: MARCH 2026

Nabarro McAllister

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.

Nabarro McAllister & Co. Ltd. Devonshire Lodge, Devonshire Avenue, Leeds, West Yorkshire, LS8 1AY

© OpenStreetMap contributors





Schedule of Tenancies

| TENANT | TERM | RENT | REVIEW/EXPIRY DATE |
|--|--------------|-------------|---|
| Martin House Hospice | 5 year term | £11,500 | Expiry 21 st March 2031 |
| 1 st Floor Offices, 43/45 Main Street | 10 year term | £7,000 | Tenant break clause at end of 5 th year. Rent review at end of 5 th year. |
| 45a Main Street (rear building) | 10 year term | £14,000 | Review 7 th September 2028 – Expiry 6 th September 2033 |
| 43 Main Street (ground floor barbers) | 5 year term | £16,000 | Expiry 25 th July 2026 |