

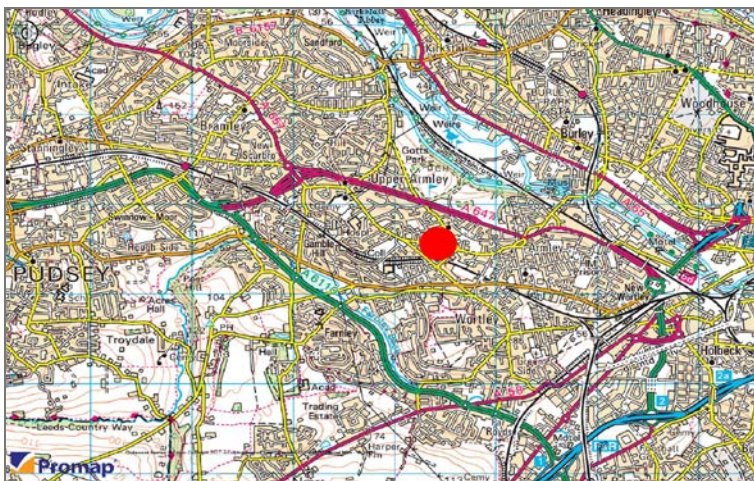
FOR SALE RESIDENTIAL INVESTMENT



WESTFIELD MILLS, GREENOCK ROAD, ARMLEY, LEEDS, LS12 3HE

OFFERS IN THE REGION OF £1,250,000

- \ Comprising 16 x residential flats.
- \ Annual Gross Income producing £81,480.00 per annum.
- \ Very prominent and popular residential area close to Old School Lofts.
- \ Rare residential investment opportunity.



LOCATION

The subject property is situated towards the centre of the main residential district of Armley, being approximately 2.8 miles west of Leeds city centre and a short walk to the high street amenities of Armley town centre, with good transport links to Leeds city centre some 15 minutes away via bus services. Armley is a popular suburb of Leeds with the immediate surrounding area being predominantly residential in nature.

DESCRIPTION

The property comprises a well managed courtyard of 16 x residential flats. There are 4 flats per floor over 4 storeys. The site itself has private access within a gated community. The flats extend to the following measurements on a Net Internal Area (NIA) basis:-

UNIT	SQ FT	RENT (PCM)	GROSS RENT (PA)
Apartment 1	267	£395	£4,740
Apartment 2	325	£400	£4,800
Apartment 3	349	£435	£5,220
Apartment 4	355	£450	£5,400
Apartment 5	349	£435	£5,220
Apartment 6	355	£425	£5,100
Apartment 7	349	£425	£5,100
Apartment 8	355	£450	£5,400
Apartment 9	267	£395	£4,740
Apartment 10	325	£400	£4,800
Apartment 11	331	£435	£5,220
Apartment 12	381	£425	£5,100
Apartment 14	331	£435	£5,220
Apartment 15	381	£435	£5,220
Apartment 16	455	£450	£5,400
Apartment 17	381	£435	£5,220



VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

By way of a long leasehold interest.

Inviting best bids.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 0113 241 0940
Email / steven.jones@eddisons.com
Email / eve.chapman@eddisons.com

OCTOBER 2017
SUBJECT TO CONTRACT
FILE REF / 711.4014A

For more information, visit eddisons.com/property
T: 0113 241 0940

Important Information

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(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.


Eddisons

Energy Performance Certificate



Apartment 1 Westfield Mills, Greenock Road
LEEDS
LS12 3HE

Dwelling type: Ground-floor flat
Date of assessment: 19 December 2009
Date of certificate: 19 December 2009
Reference number: 8881-6022-7579-2171-0096
Type of assessment: RdSAP, existing dwelling
Total floor area: 17 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	378 kWh/m ² per year	372 kWh/m ² per year
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year
Lighting	£14 per year	£9 per year
Heating	£108 per year	£109 per year
Hot water	£107 per year	£107 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Certification mark

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.