FSS

QUALITY TRUST VALUE

# Jet Garage, Green Lane, Yeadon, LS19 7BU

## DESCRIPTION

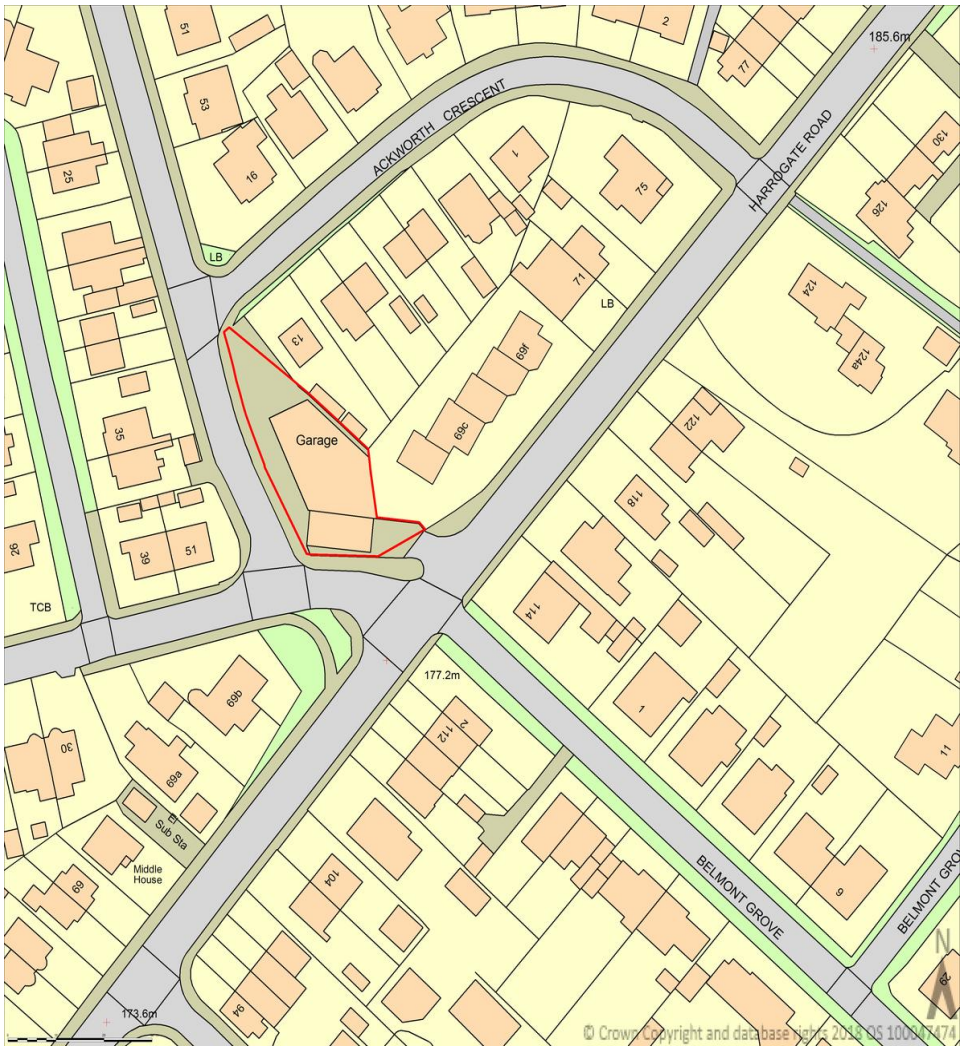
A rare opportunity to purchase a well established and extremely profitable business that occupies the shop and petrol station on this busy through road in Yeadon.

The business has traded from the site for over 25 years, operates under management and has shown significant increase in turnover and profitability in recent months. Further detail including accounts can be provided on request.

The property itself would be available on a new lease.

BUSINESS FOR SALE

**Price O.I.R.O £120,000**




## Location and Directions

The premises are located in a central position on the corner between Green Lane and Harrogate Road. Located only minutes from Leeds/Bradford airport and close to Leeds city centre as well as further afield.

## Tenure

The business is for sale Plus SAV and the property is available to lease at £27,000 Per Annum on the basis of a new 10 year lease.

## Rates

Rateable Value: TBC.
Uniform Business Rate for 2020/21: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

## VAT

All figures quoted are deemed exclusive of VAT where applicable.

## Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## Services

All mains services are connected to the property.

## Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients' interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earnt us a fee of £339.96 per case.

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