



## Complex of 8 Flats with Tenants in Place For Sale in Leeds United Kingdom



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 568,942.3

### Localização

Country:	Reino Unido
CEP:	LS11 6ER
Adicionado:	02/12/2025

Informação adicional:

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Esales Property ID: es5554890

Flats 1-8, 238 Dewsbury Road, Leeds , West Yorkshire LS11 6ER

Prime Investment Opportunity: Fully Let Apartment Building in Beeston, Leeds

This substantial through-terrace property presents an excellent investment opportunity in the highly sought-after rental market of Leeds. Located at 238 Dewsbury Road in the Beeston area, the building is strategically situated approximately one mile from Leeds city centre, offering residents convenient access to the city's major employment hubs, universities, and vibrant amenities. The property is currently fully let and boasts an impressive gross rental income of £64,608 per annum, providing immediate and significant cash flow for a prospective investor. This established income stream, combined with the property's prime location in a high-demand rental zone, makes it a compelling acquisition for expanding a portfolio or entering the market at a strong income level. The sheer scale and existing occupancy underline its viability as a robust, income-generating asset.



The building has been intelligently configured to maximize rental yield, comprising a total of eight self-contained studio apartments. This separation ensures ease of management and efficient operation. Crucially, each of the eight individual flats is separately rated for council tax, simplifying tenant responsibilities and reducing administrative burden on the landlord. Furthermore, each unit contains its own dedicated electric submeter, meaning tenants are individually responsible for their energy consumption. The only utility expense borne by the landlord is the water usage for the entire property. This structure is highly beneficial, as it minimizes ongoing operational costs and maximizes net income, making the reported gross income figures highly attractive from a net cash flow perspective. The consistent layout and management structure of the eight studios streamline the letting process and tenant turnover management.

The internal structure of the property is systematically organized across four floors to accommodate the eight studio units. The lower ground floor, ground floor, and first floor each contain a configuration of one flat and one studio, indicating a mixture of layouts or unit sizes within these levels. The second floor is dedicated to accommodating the final two studios, completing the eight-unit total. This diverse arrangement across the levels contributes to the building's overall usable area and operational capacity. While specific floor plans are not provided, the distribution highlights a substantial conversion from a traditional terrace structure, ensuring a high density of leasable units. Externally, the property is a classic through-terrace design, featuring an enclosed yard area to both the front and the rear, providing valuable outdoor space and independent access for the residents.

It is imperative that all interested parties are aware of a significant regulatory condition currently affecting the property. A prohibition notice has been served on the building. This notice strictly stipulates that each apartment can only be occupied by a single occupant. Compliance with this regulation is non-negotiable and affects the future occupancy and tenancy agreements of the property. The current tenancy agreements are stated to be in compliance with this single-occupancy obligation; however, prospective buyers are strongly advised to conduct their own thorough research and due diligence regarding this notice, its implications, and any potential future requirements or restrictions that may be imposed by the local authority. Buyers should seek independent legal and planning advice to fully understand the long-term impact of this regulatory constraint on the property's potential.

The sale is being conducted with a clear disclosure regarding the provided information. The photos available for the property date back to 2024, and the auction house has explicitly stated that it has not inspected the full property. Therefore, potential purchasers are urged to rely on their own physical inspections and detailed surveys to verify the current condition, fittings, and operational status of all eight units, particularly given the historical nature of the building and the demands of its current intensive commercial use. The address of the property is clearly identified as Flats 1-8, 238 Dewsbury Road, Leeds, West Yorkshire LS11 6ER. This opportunity represents a high-yield investment with established income and a critical mass of units, balanced by the need for careful regulatory review concerning the permanent single-occupancy constraint.

## ABOUT THE AREA

Dewsbury Road, specifically the area around the LS11 6ER postcode, is a major arterial route that forms



a crucial connection between South Leeds and the city centre. This area is characterized by a dense mix of residential housing, local businesses, and light commercial premises, reflecting its role as a busy, diverse urban corridor. Being located just about one mile south of Leeds city centre, the location offers residents excellent accessibility. The road itself is well-served by public transport, with frequent bus services providing quick and direct links to the main train station, retail core, and universities, making it a highly convenient, though densely populated, part of the city.

The immediate vicinity of LS11 is part of the larger Beeston and Holbeck areas, which are characterized by significant cultural diversity and a strong sense of community. The local streetscape primarily features traditional Yorkshire terraced housing, often converted into multi-occupancy units, reflecting the area's high demand for rental accommodation close to the city. The area offers essential local amenities, including independent shops, supermarkets, schools, and medical practices. Furthermore, residents benefit from proximity to key leisure facilities like the Elland Road Stadium, home of Leeds United Football Club, and various local parks and green spaces.

In terms of regional connectivity, Dewsbury Road serves as a gateway to the wider motorway network. It provides quick access to the M621 motorway, which in turn connects to the M1 (heading south towards London and north towards Newcastle) and the M62 (linking Liverpool and Manchester to Hull). This excellent road access is a major advantage for businesses located along the route and for residents commuting outside the city. The location's proximity to the heart of Leeds also means easy access to the city's extensive array of cultural institutions, entertainment venues, and economic centers.

The nearest major international airport serving the Dewsbury Road area and the wider region is Leeds Bradford Airport (LBA). Located approximately 11 to 12 miles northwest of the LS11 6ER postcode, LBA offers a wide range of domestic and international flights, primarily across Europe and to select global destinations. Travel time to the airport typically ranges from 30 to 45 minutes by car, depending on traffic conditions. Alternatively, Manchester Airport (MAN), a much larger international hub, is also accessible by direct train services from Leeds City Centre, providing an even broader selection of worldwide flights.

## MAiN FEATURES:

- \* 250m<sup>2</sup> of living space
- \* 8 Bedrooms
- \* 8 Bathroom
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of the UK
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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**Comum**



Quartos de dormir:	8
Banheiro:	8
Pés quadrados acabados:	250 m <sup>2</sup>
Tamanho do lote:	400 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.984.407

