



FOR SALE - MIXED USE INVESTMENT

28-30 HIGH STREET,
WETHERBY, LS22 6LT

- Rental Income:
£37,150p.a. - £39,900p.a.
- Guide Price: £595,000 Exc
- NIY 5.89% rising to 6.39%
- Long Unexpired Commercial Lets
- Popular Market Town Location

**malcolm
stuart**
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Rare opportunity to acquire a well let mixed use investment in a popular, affluent market town.....

The property is an attractive 3 storey mixed use investment with rear parking in central Wetherby.

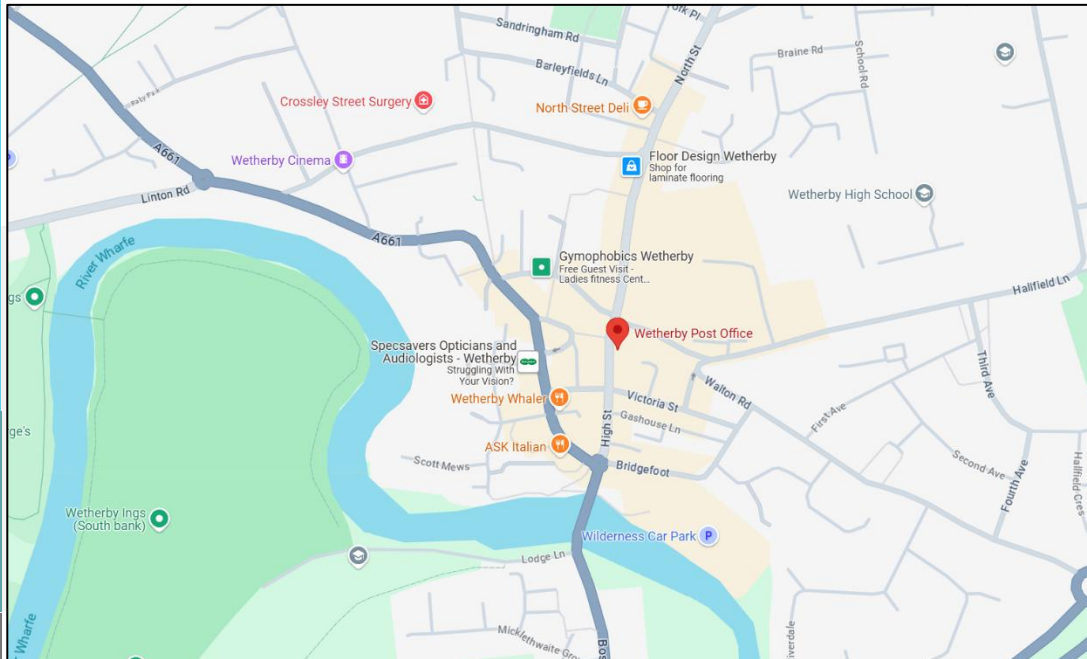
Fronting the High Street and in close proximity to the Market Place the property comprises the Post Office in the ground floor with Inset Jewellers in the first floor and 2 No 1 bedroom flats in the second floor. The upper floors are separately accessed through an archway which also leads through to the rear where there is parking for approximately 4 cars.

Wetherby is an affluent market town within West Yorkshire located next to the A1(M) 12 miles east of Leeds and 8 miles west of York. The town has a strong retail centre with many national operators such as Morrisons, Café Nero, Dominos Pizza, Specsavers, The Original Factory Shop as well as a host of local and regional operators.



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Accommodation	Tenant	Lease Terms	Rent	Size	RV / CT	EPC
GF Retail – 28 High St	Wetherby Post Office (personal guarantee)	15 yrs from 01.05.2020 – 10 yr RR to OMRV	Y6 £16,500 - £18,500	60.85 SQ.M 655 SQ.FT	£14,750	C56
FF Offices – 30 High St	Inset Jewellers	10 yrs from 01.08.2025 – 5 yr RR to RPI	Y1 £7,750 - £8,500	58.58 SQ.M 632 SQ.FT	£5,400	E125
SF Flat 1 – 30 High St	Private Letting	6 month AST	£6,000	375 SQ.FT	A	D58
SF Flat 2 – 30 High St	Private Letting	6 month AST	£6,900	479 SQ.FT	A	D61



PLANNING

We recommend interested parties make their own enquiries with the local authority – 0113 222 4444 / planning@leeds.gov.uk

TERMS

Offers are being sought for the freehold interest at a guide price of £595,000 which represents a NIY of approx. 5.89% rising to 6.39%.

VIEWING

Joint selling agents (appointment only)

Malcolm Stuart Property Consultants

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Renton & Parr

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1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, If provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared July 2026 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.