

Lot 39, Collection of 15 Car Parking Spaces, Manor Mills, Ingram Street, Leeds, West Yorkshire LS11 9BN

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



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Property Information

High Yielding Car Park Investment

- 15 car parking spaces in secure underground car park beneath residential block
- Each space let to the block management company on a renewed licence from February 2023
- Car park spaces managed and leased by same block management company for 10 years
- Strategic City Centre location close to large occupiers including Asda, Jet2, Ernst & Young and Hitachi Capital
- VAT free investment

Lot 39
Auction 30th March 2023

Rent £36,000 per Annum Exclusive

Status Available

Sector Car Park

Auction Venue Live Streamed Auction

Location

Miles 26 miles south-west of York, 34 miles north of Sheffield, 44 miles north-east of Manchester
Roads A61, A63, A653, M1, M621
Rail Leeds Train Station
Air Leeds Bradford Airport

Situation

Leeds is a popular City in West Yorkshire with a population of approximately 800,000. The property is surrounded by other high rise residential apartment blocks and enjoys excellent communications being close to the A61 and M621.

The property is situated on the north side of Ingram Street, a short walk from Leeds City Centre and 0.3 miles south of Trinity Leeds where retailers include Tesco, Apple, Levi's, River Island, Superdry, H&M, Decathlon, Wagamama, TGI Friday's and McDonald's. Many large businesses are close to the property including Asda, Jet2, Ernst & Young and Hitachi Capital.

Tenure

Virtual Freehold. Each car parking space is held on a 999 year lease less 3 days from 01/01/2006 from Manor Mills Residential Management Group Limited, each at a peppercorn rent.

EPC

Description

The portfolio consists of 15 spaces within a secure underground carpark containing 99 spaces which serve the 277 apartments within the building.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Tenant	Term	Rent p.a.x.
Lower Ground	15 Car Parking Spaces	MANOR MILLS RESIDENTIAL MANAGEMENT COMPANY LIMITED c/o LIV Group (1)	15 licences each held for a term of 2 years from 16/02/2023 to 15/02/2025 each at £200 pcm (£2,400 pax)	£36,000
Total				£36,000

(1) LIV is a leading residential block management company, delivering services nationwide (www.liv-group.co.uk). LIV sublet each space to various occupiers.

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