West Yorkshire LS13 4AT

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)





Freehold Industrial Ground Rent Investment

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Property Information

Freehold Industrial Ground Rent Investment

- Let to K J Shortis Ltd until April 2115
- 7 yearly rent reviews to Open Market Ground Rental Value (next due in
- Site Area of approx. 0.19 Ha (0.47 Acres)
- Workshop building of 358.22 sq. m. (3,855 sq. ft.) upon the site
- Prominent roadside location

Lot 25

Auction

7th November 2024

Rent

£11,904 per Annum Exclusive

Sector

Ground Rent

On Behalf of a Cambridge College

Status

Available

Auction Venue

Live Streamed Auction

Location

3.5 miles west of Leeds City Centre Miles

Roads A647 (ring road)

Bramley Railway Station, Leeds Railway Station Rail

Leeds Bradford Airport Air

Situation

The property is located 3.5 miles west of Leeds City Centre, on the north side of Elder Road, with a prominent frontage onto Swinmow Road and Stanningley Road and benefits from being some 100 metres from Bramley Railway Station. The immediate vicinity comprises light industrial and high density residential area.

Tenure

Freehold

Description

The property comprises a site of approximately 0.19 Ha (0.47 Acres) upon which sits a single storey workshop/car showroom of approximately 358.22 sq. m. (3,855 sq. ft.) (1)

VAT

VAT is applicable to this lot.

Note

Postal Address: 487 Stanningley Road, Leeds

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Site Area Approx. Ha	Site Area Approx. Acres	Tenant	Term	Rent p.a.x.	Review	Reversion
0.19	(0.47)	K J SHORTIS LTD	125 years from 25/04/1990	£11,904	24/04/2025 and 7 yearly therafter	24/04/2115

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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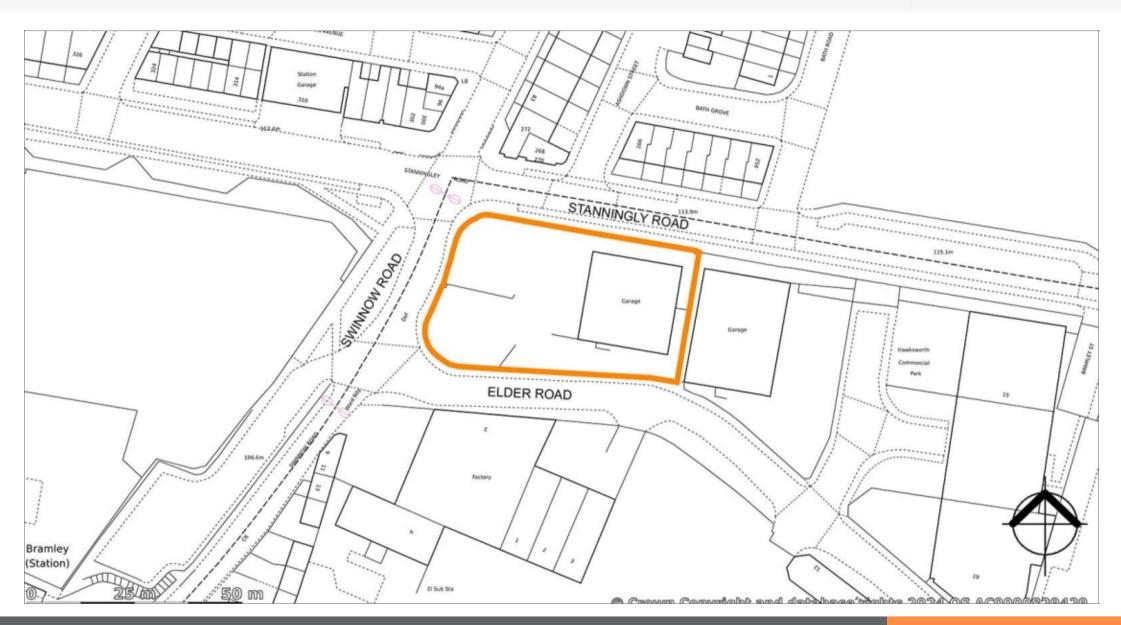


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