

**Lot 25, Elder Road, Leeds,  
West Yorkshire LS13 4AT**

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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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 2025)
- 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

#### Status

Available

#### Sector

Ground Rent

#### Auction Venue

Live Streamed Auction

On Behalf of a Cambridge  
College

### Location

- Miles** 3.5 miles west of Leeds City Centre
- Roads** A647 (ring road)
- Rail** Bramley Railway Station, Leeds Railway Station
- Air** Leeds Bradford Airport

### 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

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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 thereafter	24/04/2115

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



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## Contacts

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2024