Lot 26, Sites 1 & 2 Nowell Lane, Leeds, West Yorkshire LS9 6HH

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)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		Location	Description		
 Site Area of approx. 0.25 Ha (0.61 Acres) Majority of leases with 36 years unexpired offering valuable reversions Majority of leases provide for 10 yearly rent reviews Six warehouse units upon the site Prominent roadside location 		Miles1.7 miles east of Leeds City CentreRoadsA64 (M), A58RailLeeds Railway Station	The property comprises a site of approximately 0.25 Ha (0.61 Acres) upon which sits a terrace of 6 warehouse units with a total approximate floor area of 987.22 sq. m. (10,346 sq. ft.)(1).		
		Air Leeds Bradford Airport			
Lot 26	Auction 7th November 2024	Situation	VAT is applicable to this lot.		
Rent £8,327 per Annum Exclusive	<mark>Status</mark> Available	The property is located on the north side of Nowell Lane, close to its junction with Lupton Avenue and 1.7 miles east of Leeds City Centre. The immediate vicinity comprises light industrial and high density residential areas.	Note Postal Address: 36 Nowell Lane, Leeds Units 1-5 Nowell Approach, Leeds		
Sector Ground Rent	Auction Venue Live Streamed Auction	Tenure Freehold.			
On Behalf of a Cambridge College					

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acuitus Red Estate Auctioneering & Investment

Tenancy & Accommodation

Unit	Site Area Approx. Sq. M.	Site Area Approx. (Sq. Ft.)	Tenant	Term	Rent p.a.x.	Review	Reversion
Site 1	166.45	(1,792)	INDIVIDUAL	85 years from 01/12/1977	£1,750	01/12/2027	30/11/2062
Site 2 Unit 1	198.95	(2,141)	INDIVIDUALS	85 years from 01/01/1976	£1,247	01/01/2026 and 10 yearly thereafter	28/12/2060
Site 2 Unit 2	153.90	(1,657)	LEEDS SCULPTURE WORKSHOP	83 years from 31/03/1997	£1,260	01/01/2026 and 10 yearly thereafter	28/12/2060
Site 2 Unit 3	132.60	(1,147)	INDIVIDUAL	85 years from 01/01/1976	£1,276	01/01/2026 and 10 yearly thereafter	28/12/2060
Site 2 Unit 4	204.50	(2,201)	INDIVIDUALS	83 years from 09/06/1977	£1,606	01/01/2026 and 10 yearly thereafter	28/12/2060
Site 2 Unit 5	130.82	(1,408)	INDIVIDUAL	83 years from 18/02/1977	£1,188	01/01/2026 and 10 yearly thereafter	28/12/2060
Total	987.22	(10,346)			£8,327		

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

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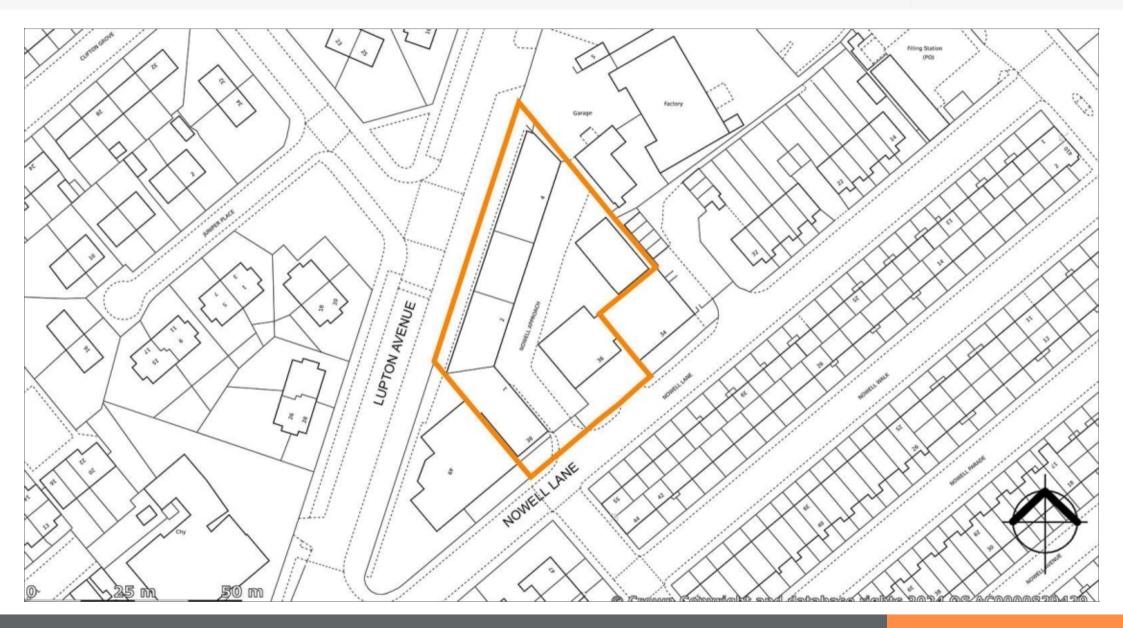


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