

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For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Industrial Ground Rent Investment

- 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

#### Lot

26

#### Auction

7th November 2024

#### Rent

£8,327 per Annum Exclusive

#### Status

Available

#### Sector

Ground Rent

#### Auction Venue

Live Streamed Auction

On Behalf of a Cambridge  
College

### Location

**Miles** 1.7 miles east of Leeds City Centre  
**Roads** A64 (M), A58  
**Rail** Leeds Railway Station  
**Air** Leeds Bradford Airport

### Situation

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.

### Tenure

Freehold.

### Description

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).

### VAT

VAT is applicable to this lot.

### Note

Postal Address: 36 Nowell Lane, Leeds Units 1-5 Nowell Approach, Leeds

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### 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
<b>Total</b>	<b>987.22</b>	<b>(10,346)</b>			<b>£8,327</b>		

(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