

# Lot 42, Sites 1 & 2 Torre Road, Leeds, West Yorkshire LS9 7QL

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Industrial Ground Rent Investment

- Large site of approx. 1.5 Ha (3.70 Acres)
- Let to MLI No.1 Propco Ltd and Al-Murad Management Ltd
- Industrial buildings with a total footprint of approximately 65,000 sq. ft. (6,038.69 sq. m.) upon the site
- Prominent Roadside location

#### Lot

42

#### Auction

7th November 2024

#### Rent

£4,000 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 situated on the north side of Torre Road with a frontage also to Lupton Avenue. The property is situated adjacent to the A64 (York Road) and 1.7 miles east of Leeds City Centre. The immediate vicinity comprises light industrial and high density residential area.

### Tenure

Freehold.

### Description

The property comprises a site of approximately 1.50 Ha (3.70 Acres) upon which sits a collection of industrial buildings with a footprint totalling approximately 65,000 sq. ft.

### VAT

VAT is applicable to this lot.

### Note

Postal Address: Eagle Industrial Estate, Torre Road, Leeds Apollo Trade Centre, Lupton Avenue, Leeds

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## Tenancy & Accommodation

Unit	Tenant	Term	Rent p.a.x.	Review	Reversion
Site 1	MLI NO. 1 PROPCO LIMITED	125 years from 25/02/1999	£4,000	21/01/2025 and 5 yearly thereafter (1)	24/02/2124
Site 2	AL-MURAD MANAGEMENT LIMITED	125 years from 25/01/1991	Peppercom	-	24/01/2116

(1) RPI Linked Rent Reviews.

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## Contacts

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2024