## West Yorkshire LS9 7QL

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)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

- 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

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£4,000 per Annum Exclusive

#### Sector

Ground Rent

On Behalf of a Cambridge College

#### Auction

7th November 2024

#### Status

Available

#### **Auction Venue**

Live Streamed Auction

#### Location

Miles

1.7 miles east of Leeds City Centre

Roads

Leeds Railway Station

A64 (M), A58

Rail 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

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract 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**

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	Peppercorn	-	24/01/2116

(1) RPI Linked Rent Reviews.

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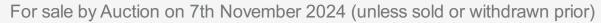
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#### **Contacts**

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#### **Seller's Solicitors**

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