

**Lot 46, Whitehall Road, Holbeck, Leeds,**

**West Yorkshire LS12 1AE**

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



# Lot 46, Whitehall Road, Holbeck, Leeds,

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### Property Information

#### Freehold Industrial Ground Rent Investment

- Let to Individuals until 2103
- Site area of approx. 0.32 Ha (0.81 Acres)
- Large warehouse building of 1,050.05 sq m (11,298 sq ft) upon the site
- Prominent roadside position
- Well located industrial area

#### Lot

46

#### Auction

7th November 2024

#### Status

Available

#### Sector

Ground Rent

#### Auction Venue

Live Streamed Auction

On Behalf of a Cambridge College

#### Location

**Miles** 1.1 miles south west of Leeds City Centre  
**Roads** A643, A58, M621  
**Rail** Leeds Railway Station  
**Air** Leeds Bradford Airport

#### Situation

The property is located on the north side of Whitehall Road at its junction with Copley Hill, 100 metres from the A58 and A643 and some 1.1 miles south west of Leeds City Centre. The property is situated in a popular industrial area.

#### Tenure

Freehold.

#### Description

The property comprises a site of approximately 0.32 Ha (0.81 Acres) upon which sits a single storey warehouse building of approximate 1,050.05 sq. m. (11,298 sq. ft.)(1).

#### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Site Area Approx. Ha	Site Area Approx. (Acres)	Tenant	Term	Rent p.a.x.	Reversion
0.32	(0.81)	INDIVIDUALS	125 years from 21/07/1978	Peppercorn	20/07/2103

(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

### Acuitus

#### Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### Mills & Reeve LLP

Botanic House 100 Hills Road

Cambridge

CB2 1PH

#### Michelle Cookson

+(44)(0)1223 222234

[michelle.cookson@mills-reeve.com](mailto:michelle.cookson@mills-reeve.com)

#### Peter Collins

+(44)(0)1223 222234

[peter.collins@mills-reeve.com](mailto:peter.collins@mills-reeve.com)

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2024