

**Lot 12, Site 5b, Armley Road, Leeds,
West Yorkshire LS12 2LB**

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Warehouse Ground Rent Investment

- Let to FRELIF (Armley) LLP until February 2141
- 5 yearly RPI Linked Rent Reviews
- Site area 0.74 Ha (1.82 Acres)
- Two substantial retail warehouses upon the site
- Popular business and retailing location
- Prominent roadside position

Lot

12

Auction

7th November 2024

Rent

£12,480 per Annum Exclusive

Status

Available

Sector

Ground Rent

Auction Venue

Live Streamed Auction

On Behalf of a Cambridge
College

Location

Miles 1.3 miles west of Leeds City Centre
Roads A58, M621, A647
Rail Leeds Railway Station
Air Leeds Bradford Airport

Situation

The property is situated on the south side of Armley Road (A647), 1.3 miles west of Leeds City Centre. The property is situated in a popular business/retail area with nearby occupiers including Lidl, Esso Petrol Filling Station, Starbucks, and a number of trade counters and vehicle repair workshops.

Tenure

Freehold. Postal Address: Units 1 & 2, Armley Road, Leeds

Description

The property comprises a site of approximately 0.74 Ha (1.82 Acres) upon which sits two retail warehouses together with associated car parking. Occupiers include B&M and Farm Foods.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Site Area Approx. Ha	Site Area Approx. Acres	Tenant	Term	Rent p.a.x.	Review	Reversion
0.74	(1.82)	FRELIF (ARMLEY) LLP	125 years from 15/02/2016	£12,480	15/02/2026 and 5 yearly thereafter (1)	14/02/2141

(1) RPI Linked Rent Reviews subject to a 2% collar and 4% cap over the 5 year review pattern.

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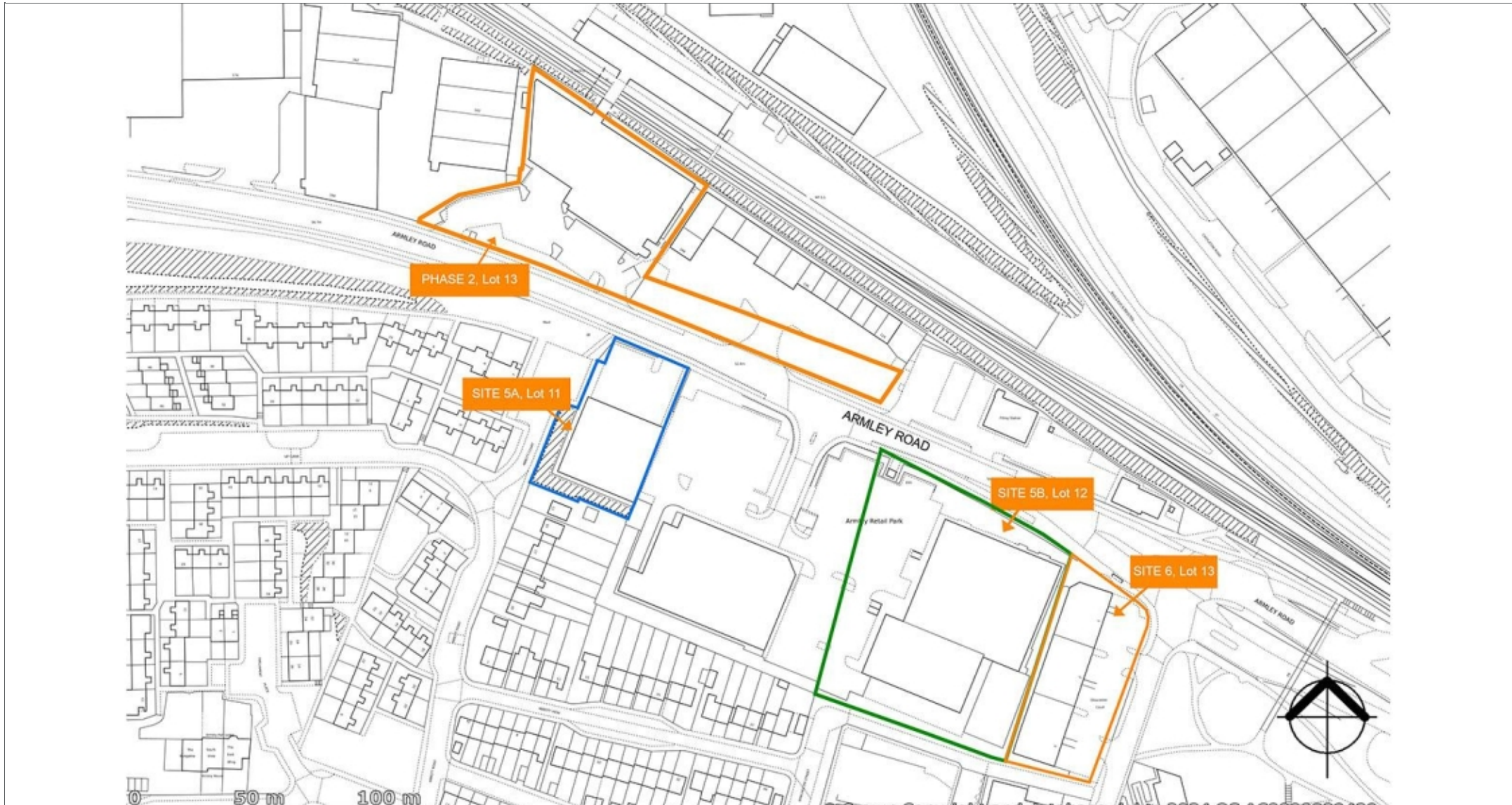
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2024