

**Lot 11, Site 5a, 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For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)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 Industrial Ground Rent Investment

- Let to Fleetmoss Ltd until February 2141
- 5 yearly RPI Linked Rent Reviews
- Site area of approx. 0.23 Ha (0.57 Acres)
- Two adjoining warehouses of approximately 846.09 sq m (9,107 sq ft) upon the site
- Prominent roadside position (A647)

#### Lot

11

#### Auction

7th November 2024

#### Rent

£5,832 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 in a popular industrial/office area as well as being immediately adjacent to the Armley Road Retail park with occupiers including Lidl, B&M and Farm Foods.

### Tenure

Freehold.

### Description

The property comprises a site of approximately 0.23 Ha (0.57 Acres) upon which sits two adjoining trade counter/warehouse units with a total approximate floor area of 846.09 sq m (9,107 sq ft) (1).

### VAT

VAT is applicable to this lot.

### Note

Postal Address: Units 1 & 2, 59 Armley Road, Leeds

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### Tenancy & Accommodation

| Site Area Approx. Ha | Site Area Approx. Acres | Tenant            | Term                      | Rent p.a.x. | Review   | Reversion  |
|----------------------|-------------------------|-------------------|---------------------------|-------------|--|------------|
| 0.23                 | (0.57)                  | FLEETMOSS LIMITED | 123 years from 29/01/2018 | £5,832      | 29/01/2028 and 5 yearly thereafter linked to RPI | 14/02/2141 |

(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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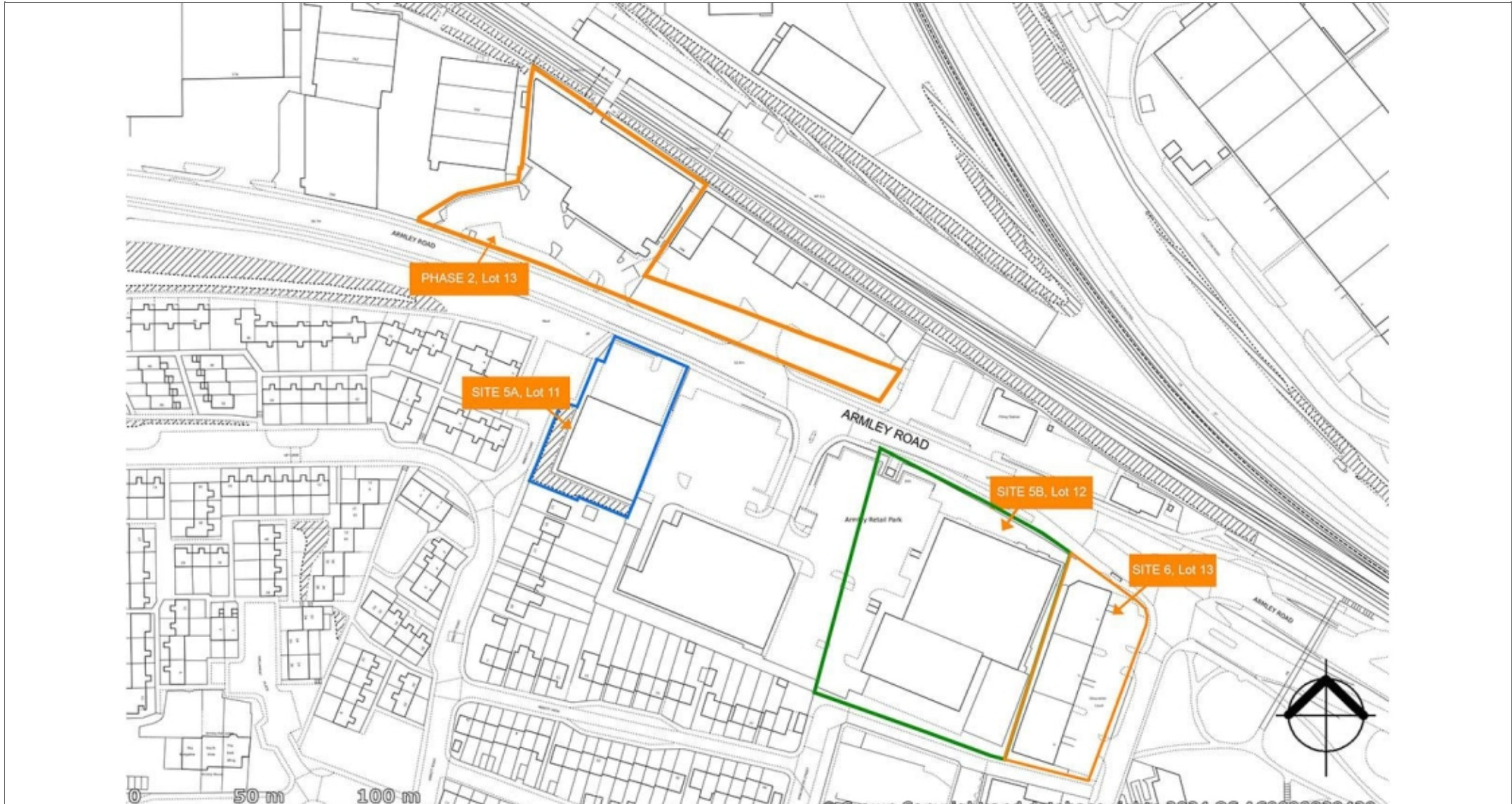




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### Contacts

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2024