

Lot 13, Phase 2, Sites 6 and 7, Armley Road, Leeds,

West Yorkshire LS12 2LB

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Lot 13, Phase 2, Sites 6 and 7, Armley Road, Leeds, West Yorkshire LS12 2LB

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)

Property Information

Freehold Industrial Ground Rent Investment

- Comprises 3 separate sites totalling 0.96 Ha (2.37 Acres)
- Sites provide industrial/trade counter and retail accommodation
- Let on 3 long leases
- Prominent road side location (A647)

Lot

13

Auction

7th November 2024

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 1.3 miles west of Leeds City Centre in a popular industrial/office area as well as being directly opposite Armley Road Retail park with occupiers including Lidl, B&M and Farm Foods.

Phase 2 is situated on the North side of Armley Road (A647).

Site 6 is situated to the West of Gloucester Terrace.

Site 7 is situated on the corner of Canal Road and Pickering Street.

Tenure

Freehold.

Description

The property comprises three separate sites totalling 0.96 Ha (2.37 Acres).

Phase 2 is currently occupied by a terrace of trade counter and light industrial units.

Site 6 is currently occupied by a terrace of multi-let industrial.

Site 7 comprises a workshops and lockup unit.

VAT

VAT is applicable to this lot.

Note

Postal Address: 150 Armley Road, Leeds Units 1-3 Gloucester Court, Leeds Units 8 & 8a Pickering Street, 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.

Lot 13, Phase 2, Sites 6 and 7, Armley Road, Leeds,

West Yorkshire LS12 2LB

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Tenancy & Accommodation

Address	Tenant	Term	Rent p.a.x.	Reversion
Phase 2 Armley Road	PREMIER FARNELL PENSION FUNDING SCOTTISH LIMITED PARTNERSHIP	125 years from 12/03/1988	Peppercom	11/03/2113
Site 6 Armley Road	PARK LANE PROPERTIES (LEEDS)	125 years from 19/07/1989	Peppercom	18/07/2114
Site 7 Armley Road	INDIVIDUAL	125 years from 30/04/1992	Peppercom	29/04/2117

Lot 13, Phase 2, Sites 6 and 7, Armley Road, Leeds,

West Yorkshire LS12 2LB

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Lot 13, Phase 2, Sites 6 and 7, Armley Road, Leeds,

West Yorkshire LS12 2LB

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



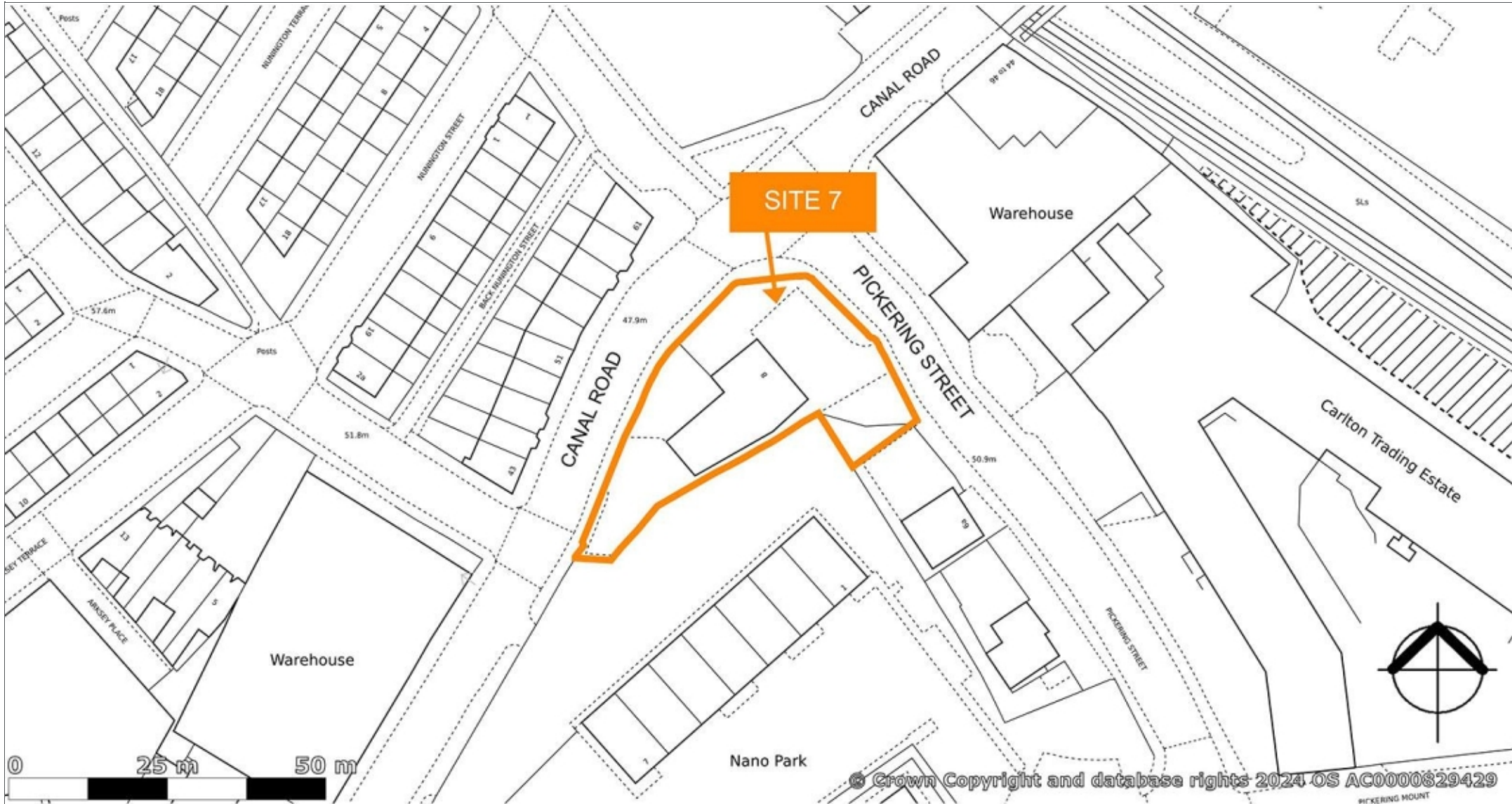
Lot 13, Phase 2, Sites 6 and 7, Armley Road, Leeds, West Yorkshire LS12 2LB

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



Lot 13, Phase 2, Sites 6 and 7, Armley Road, Leeds, West Yorkshire LS12 2LB

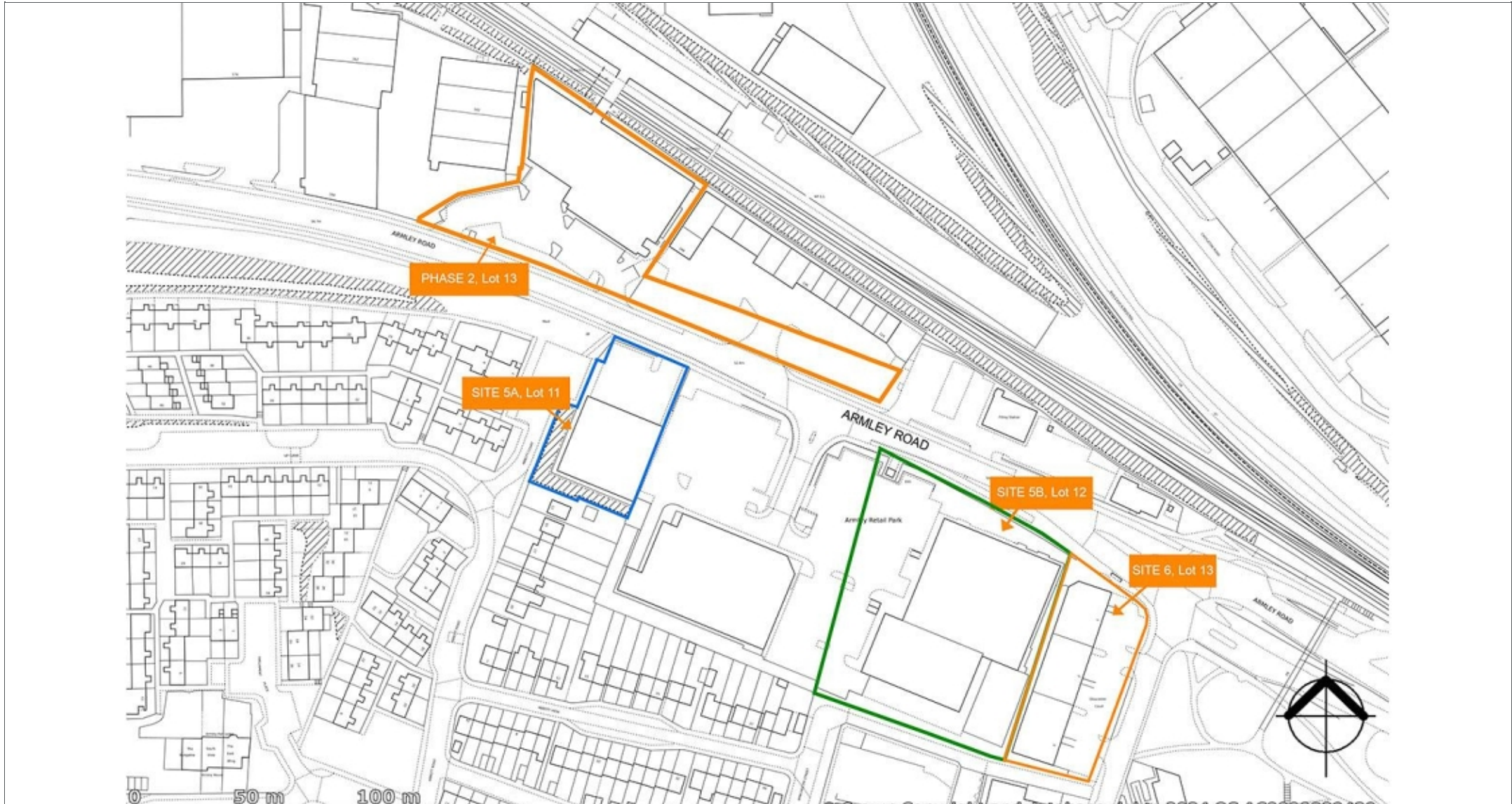
For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Lot 13, Phase 2, Sites 6 and 7, Armley Road, Leeds,

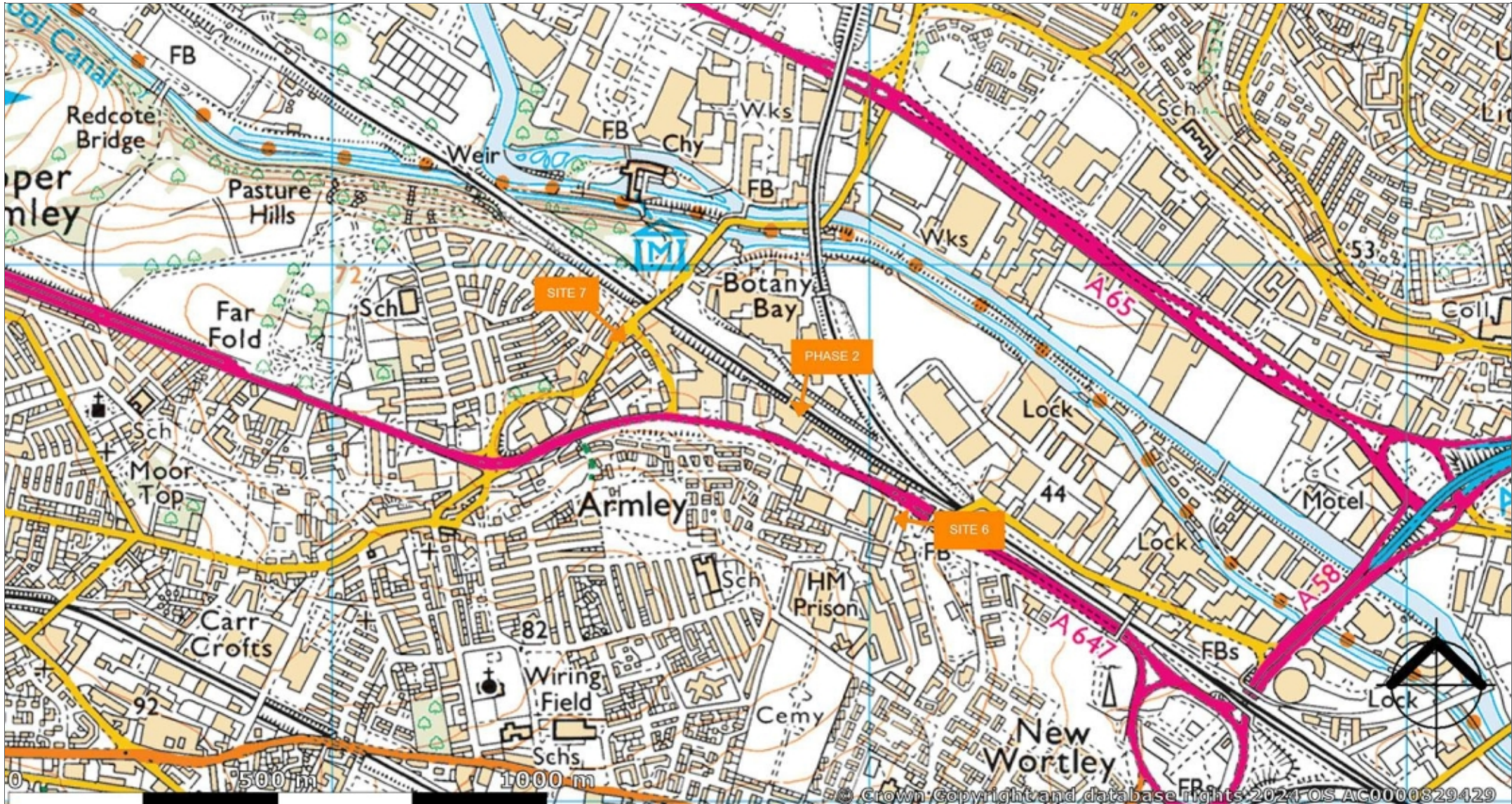
West Yorkshire LS12 2LB

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



Lot 13, Phase 2, Sites 6 and 7, Armley Road, Leeds, West Yorkshire LS12 2LB

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



Lot 13, Phase 2, Sites 6 and 7, Armley Road, Leeds, West Yorkshire LS12 2LB

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



Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

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

Peter Collins

+(44)(0)1223 222234

peter.collins@mills-reeve.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024