

# Lot 40, Site 3, Iveson House, Clayton Wood Rise, Leeds, West Yorkshire LS16 6RF

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Ground Rent Investment

- Let to Northern Powergrid (Yorkshire) PLC until March 2048
- Important Reversion in approx. 24 years
- Site of 0.22 Ha (0.54 Acres)
- Electrical Substation upon the site
- Well established business park location
- Situated adjacent to A6120 (Ring Road W Park)
- Fixed Rental Income

#### Lot

40

#### Auction

7th November 2024

#### Rent

£175 per Annum Exclusive

#### Status

Available

#### Sector

Ground Rent

#### Auction Venue

Live Streamed Auction

On Behalf of a Cambridge  
College

### Location

<b>Miles</b>	3.75 miles north west of Leeds City Centre
<b>Roads</b>	A6120, A660
<b>Rail</b>	Kirkstall Forge Railway Station
<b>Air</b>	Leeds Bradford Airport

### Situation

The property is located on the west side of Clayton Wood Close, a popular office and industrial park just off the A6120 (Ring Road) immediately adjacent to a 299 home Taylor Wimpey development scheme. The property is situated 3.75 miles north west of Leeds City Centre and 2.1 miles south east of Leeds Bradford Airport. Neighbouring occupiers include McDonalds, Costa Coffee, NHS Leeds CCG and a number of vehicle showrooms/garages and distribution facilities.

### Tenure

Freehold.

### EPC

### Description

The property comprises a site of approximately 0.22 Ha (0.54 Acres) upon which sits an electrical substation.

### VAT

VAT is applicable to this lot.

### Note

Postal Address: Electricity Substation, Clayton Wood Rise, Leeds

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## Tenancy & Accommodation

Site Area Approx. Ha	Site Area Approx. Acres	Tenant	Term	Rent p.a.x.	Reversion
0.22	(0.54)	NORTHERN POWERGRID (YORKSHIRE) PLC	85 years from 18/03/1963	£175	17/03/2048

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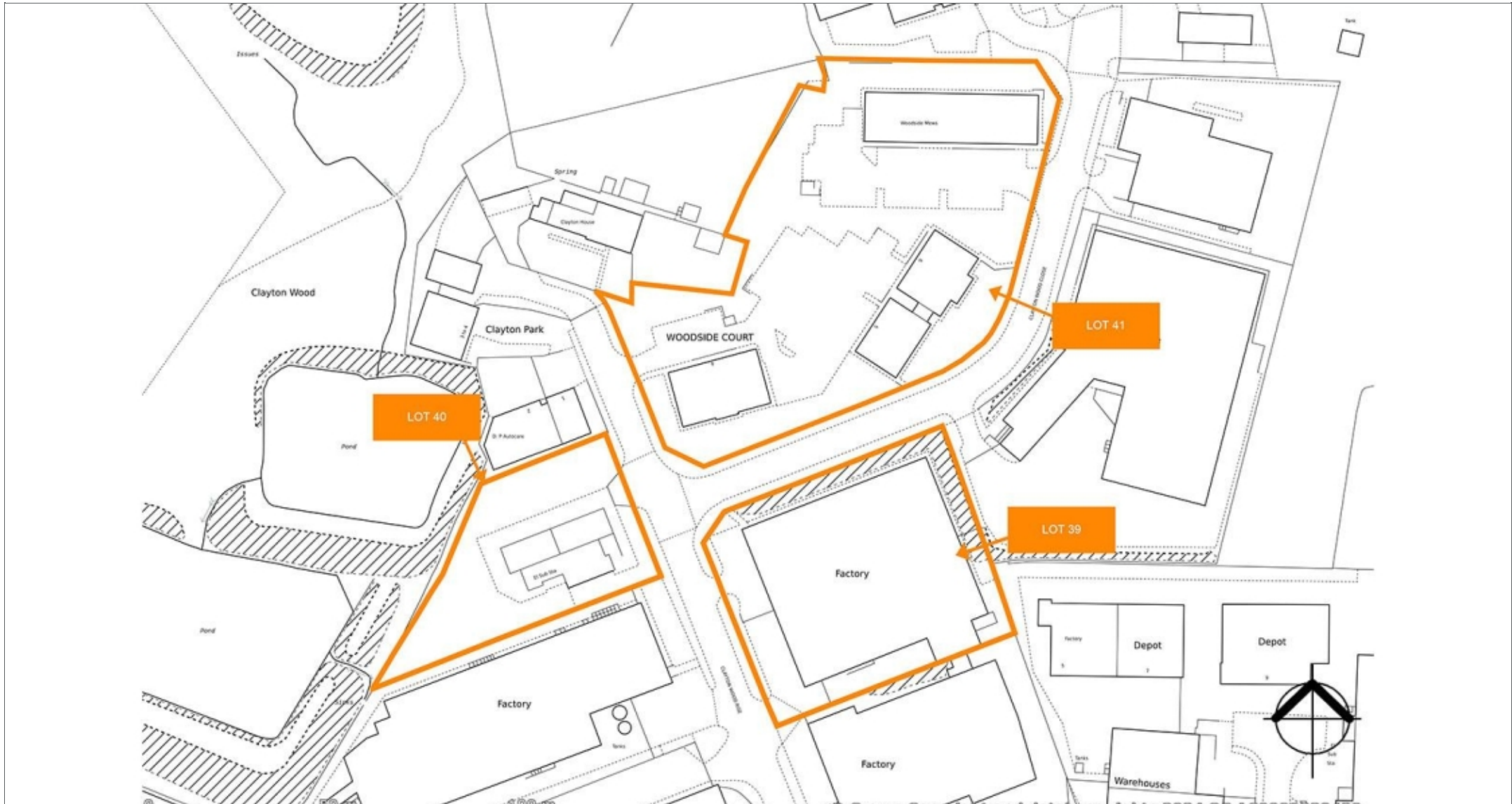
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## Contacts

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2024