## **West Yorkshire LS12 1AE**

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)





**Freehold Industrial Ground Rent Investment** 

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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 sg m (11,298 sg ft) upon the site
- Prominent roadside position
- Well located industrial area

#### Lot Auction

46 7th November 2024

Status

Available

Sector

Ground Rent

On Behalf of a Cambridge College

**Auction Venue** 

Live Streamed Auction

#### Location

**Miles** 1.1 miles south west of Leeds City Centre

A643, A58, M621 **Roads** Leeds Railway Station Rail Leeds Bradford Airport Air

#### 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 sg. m. (11,298 sq. ft.)(1).

### **VAT**

VAT is applicable to this lot.

These particulars are for your convenience only. They do not form part of the auction 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.

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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).

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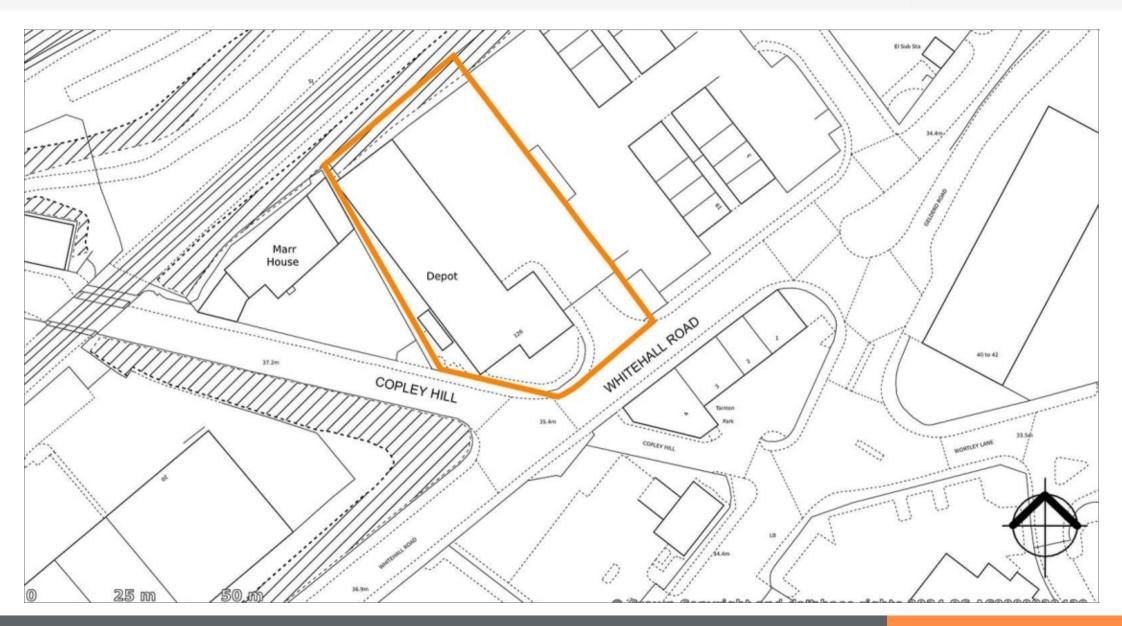


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### **Contacts**

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