

Lot 41, 368 Kirkstall Road, Leeds,
West Yorkshire LS4 2HQ

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Freehold Retail Investment and Development Opportunity

www.acuitus.co.uk

Lot 41, 368 Kirkstall Road, Leeds, West Yorkshire LS4 2HQ

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Property Information

Freehold Retail Investment and Development Opportunity

- Shop let to William Hill until September 2038 (subject to option in 2033)
- Includes vacant upper floors (previously used as residential)
- Busy location on Kirkstall Road (A65) directly opposite Cardigan Fields
- Nearby occupiers include VUE Cinema, McDonalds, Hollywood Bowl, Five Guys Aldi, KFC, Pizza Hut and German Doner Kebab
- VAT free investment

Lot

41

Auction

15th May 2025

Rent

£8,000 per Annum Exclusive
Plus vacant upper parts

Sector

High Street Retail, Residential,
Development

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

1.5 miles north west of Leeds City Centre

Roads

M621, A58, A65,

Rail

Burley Park Railway Station, Leeds Railway Station

Air

Leeds/Bradford Airport

Situation

The property is located on the north side of Kirkstall Road (A65), a busy arterial route into Leeds City Centre. The property is situated sime 1.5 miles from Leeds City Centre in a popular retailing pitch, directly opposite Cardigan Fields, with occupiers including VUE Cinema, McDonalds, Hollywood Bowl, Five Guys Aldi, KFC, Pizza Hut and German Doner Kebab.

Tenure

Freehold.

Description

The property comprises a ground floor shop together with vacant upper floors, previously used as residential.

The ground floor shop intercommunicates with 370 Kirkstall Road, also occupied by William Hill, which does not form part of the sale.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

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 41, 368 Kirkstall Road, Leeds, West Yorkshire LS4 2HQ

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Gross Floor Areas Approx sq m	Gross Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	46.05	(495)	WILLIAM HILL (NORTH EASTERN) LTD (1)	15 years from 29/09/2023 until 29/09/2038 (2)	£8,000	29/09/2028 29/09/2033
First	Residential	47.59	(512)	VACANT			
Second	Residential	41.06	(441)	VACANT			
Total Approximate Floor Area		134.70	(1,448)			£8,000	

(1) William Hill is wholly owned by Evoke PLC. William Hill currently operate from over 1,300 locations across the UK (www.evokeplc.com).

(2) The lease provides a tenant option to determine on 29/09/2033.

Lot 41, 368 Kirkstall Road, Leeds,
West Yorkshire LS4 2HQ

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Freehold Retail Investment and Development Opportunity

www.acuitus.co.uk

Lot 41, 368 Kirkstall Road, Leeds,
West Yorkshire LS4 2HQ

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 41, 368 Kirkstall Road, Leeds, West Yorkshire LS4 2HQ

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Freehold Retail Investment and Development Opportunity

www.acuitus.co.uk

Lot 41, 368 Kirkstall Road, Leeds,
West Yorkshire LS4 2HQ

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 41, 368 Kirkstall Road, Leeds,
West Yorkshire LS4 2HQ

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 41, 368 Kirkstall Road, Leeds,
West Yorkshire LS4 2HQ

For sale by Auction on 15th May 2025 (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

Bishopsgate Law
99 Bishopsgate
London
EC2M 3XD

Sylvia Ihenacho
020 3206 1360
sylvia@bishopsgatelaw.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