# **West Yorkshire LS7 2JH**

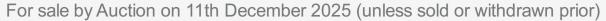
For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)





**Freehold Industrial Ground Rent Investment** 

#### West Yorkshire LS7 2JH





#### **Property Information**

#### **Freehold Industrial Ground Rent Investment**

- Site area of Approx. 0.49 Ha (1.22 Acres) providing two modern industrial buildings
- Let to 2 tenants until January 2061 and November 2062
- Important rent reviews in January 2026 and November 2027 and 10 yearly thereafter
- Well established industrial area 1.3 miles north of Leeds City Centre

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Rent

Sector

#### Status Available

£28,951 per Annum Exclusive

#### **Auction Venue**

Industrial, Ground Rent

On Behalf of a Cambridge College

### Auction

11th December 2025

#### Live Streamed Auction

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Miles 1.3 miles north of Leeds City Centre

Roads A61, A58, A64(M),

Rail Leeds Railway Station

Air Leeds Bradford Airport

#### Situation

Location

The property is located 1.3 miles north of Leeds City Centre, in an established industrial area. The property is situated on Cliffdale Road, immediately adjacent to Meanwood Road.

#### **Tenure**

Freehold

#### **Description**

The property comprises a site area of approximately 0.49 ha (1.22 acres), currently providing 2 substantial industrial/warehouse units plus yard areas and car parking.

#### VAT

VAT is applicable to this lot.

#### Note

Postal Address: Land and buildings on the North West and North East side of Cliffdale Road, Leeds, LS7 2JH

DISCLAIME

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## **Tenancy & Accommodation**

| Unit   | Use        | Site Area Approx. Ha | Site Area Approx. (Acres) | Tenant              | Term                     | Rent p.a.x. | Rent Review                         | Reversion  |
|--------|------------|----------------------|---------------------------|---------------------|--------------------------|-------------|-------------------------------------|------------|
| Site 1 | Industrial | 0.31                 | (0.77)                    | CLIFFDALE LEEDS LTD | 85 years from 01/05/1976 | £16,951     | 01/05/2026 and 10 yearly thereafter | 30/04/2061 |
| Site 2 | Industrial | 0.18                 | (0.45)                    | INDIVIDUAL          | 85 years from 01/12/1977 | £12,000     | 30/11/2027 and 10 yearly thereafter | 30/11/2062 |
| Total  |            | 0.49                 | (1.22)                    |                     |                          | £28,951     |                                     |            |

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#### **Contacts**

Acuitus

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#### **Seller's Solicitors**

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Botanic House 100 Hills Road
Cambridge
CB2 1PH

Federico Baglioni 01223 659 009 Federico.Baglioni@mills-reeve.com

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