

**Lot 9, Land and Buildings on the North West and North East Side of Clifffdale Road, Leeds,
West Yorkshire LS7 2JH**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Industrial Ground Rent Investment		Location	Description
<ul style="list-style-type: none">Site area of Approx. 0.49 Ha (1.22 Acres) providing two modern industrial buildingsLet to 2 tenants until January 2061 and November 2062Important rent reviews in January 2026 and November 2027 and 10 yearly thereafterWell established industrial area 1.3 miles north of Leeds City Centre		<p>Miles 1.3 miles north of Leeds City Centre</p> <p>Roads A61, A58, A64(M),</p> <p>Rail Leeds Railway Station</p> <p>Air Leeds Bradford Airport</p>	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.
Lot 9	Auction 11th December 2025	Situation The property is located 1.3 miles north of Leeds City Centre, in an established industrial area. The property is situated on Clifffdale Road, immediately adjacent to Meanwood Road.	VAT VAT is applicable to this lot.
Rent £28,951 per Annum Exclusive	Status Available	Tenure Freehold.	Note Postal Address: Land and buildings on the North West and North East side of Clifffdale Road, Leeds, LS7 2JH
Sector Industrial, Ground Rent	Auction Venue Live Streamed Auction		
On Behalf of a Cambridge College			

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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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2024