

**Lot 8, 93 Wellington Road, 103-115 Wellington Road, and Land and Buildings on the South Side of Milnes Street, Leeds,
West Yorkshire LS12 1DX**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Industrial Ground Rent Investment

- Two separate sites totalling 0.69 ha (1.72 acres)
- Provides 7 industrial units let to 5 tenants
- Lease expiries from January 2052
- Important rent reviews in December 2027 and June 2028
- Established industrial area 1.1 miles south west of Leeds City Centre

Lot

8

Auction

11th December 2025

Rent

£29,600 per Annum Exclusive

Status

Available

Sector

Industrial, Ground Rent

Auction Venue

Live Streamed Auction

On Behalf of a Cambridge College

Location

Miles 1 mile south west of Leeds City Centre
Roads A58, A643, M621
Rail Leeds Railway Station
Air Leeds Bradford Airport

Situation

The property is prominently situated on the south side of Wellington Road close to its junction with the A58 and 1 mile south west of Leeds City Centre.

Tenure

Freehold.

Description

The property comprises two separate sites with a total approximate site area of 0.69 ha (1.72 acres), providing 7 industrial units.

VAT

VAT is applicable to this lot.

Note

Postal Address: 93 Wellington Road, 103 to 115 Wellington Road (odd numbers) and Land and buildings on the South side of Milnes Street, Leeds, LS12 1DX

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.

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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, 2 & 7	Industrial	0.18	(0.45)	AL-MURAD MANAGEMENT LTD	125 years from 26/06/1998	£12,600	26/06/2028 and 10 yearly thereafter	25/06/2123
Site 4	Industrial	0.23	(0.56)	FORMIDABLE CAPITAL ASSETS LTD	125 years from 18/12/1997	£15,750	18/12/2027 and 10 yearly thereafter	17/12/2122
Site 5	Industrial	0.09	(0.24)	GEORGE SPENCE & SONS LTD	125 years from 01/03/1977	£50	-	28/02/2102
Site 6	Industrial	0.16	(0.40)	ST PAULS STREET (INVESTMENTS) LTD	125 years from 01/05/1982	Peppercorn	-	30/04/2107
Site 8	Industrial	0.03	(0.07)	INDIVIDUAL	85 years from 01/02/1967	£1,200	-	31/01/2052
Total		0.69	(1.72)			£29,600		

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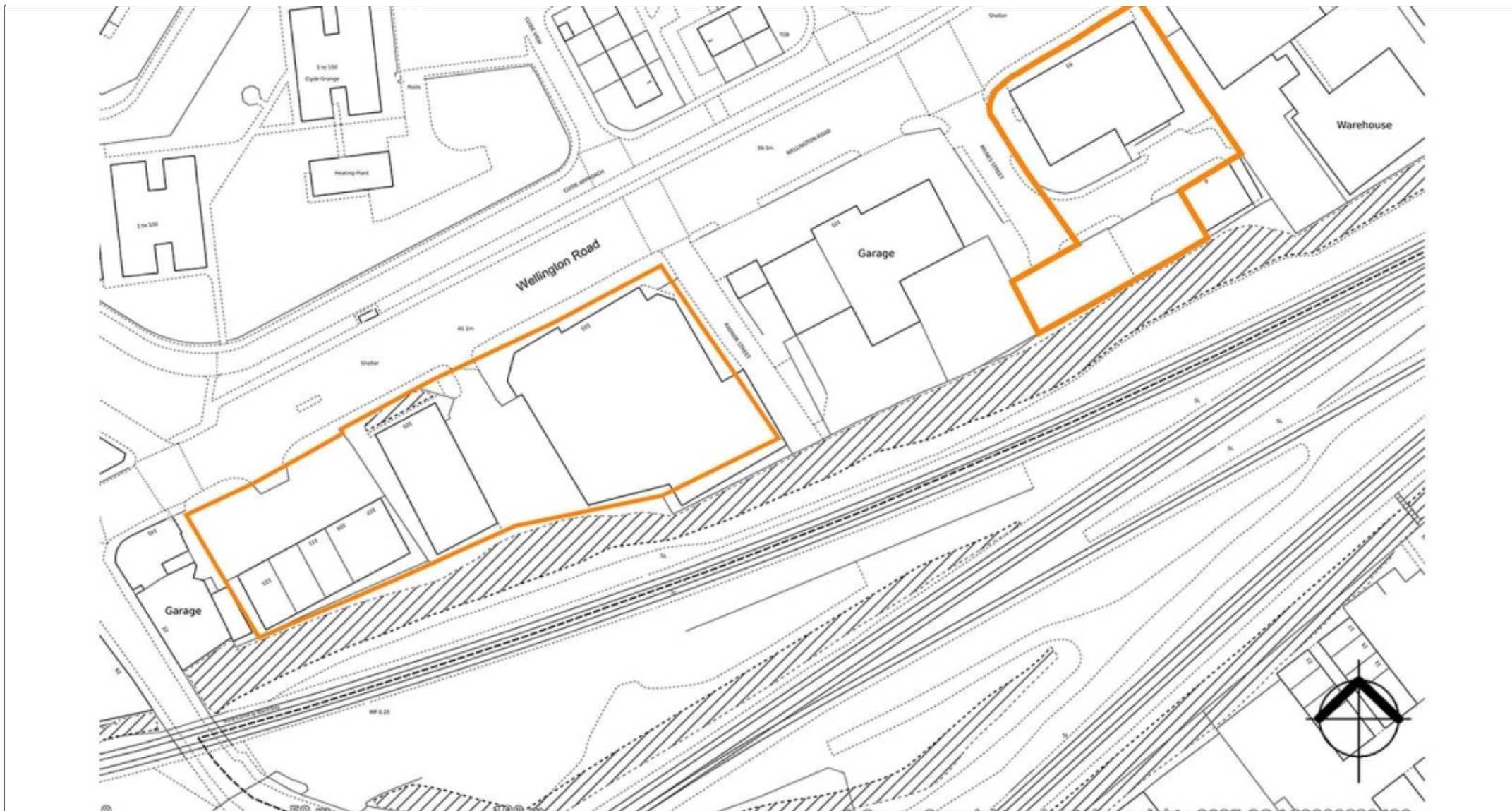
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2024