

Lot 19, Sites 1-5 Town Street, Stanningley, Leeds,

LS28 6EY

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Industrial Ground Rent Investment

- Total site area of approx. 0.47 Ha (1.16 Acres) providing 5 industrial and office buildings
- Let to 4 tenants until 2110, 2111 and 2115
- Rent reviews in 2029, 2035 and 2036
- Situated near Ring Road Pudsey (A647)
- Well established industrial and business location

Lot

19

Auction

29th October 2026

Rent

£22,896 per Annum Exclusive

Status

Available

Sector

Industrial, Ground Rent

Auction Venue

Live Streamed Auction

On Behalf of a Cambridge College

Location

Miles

4.5 miles west of Leeds City Centre

Roads

A647

Rail

New Pudsey Railway Station, Bramley Railway Station

Air

Leeds Bradford Airport

Situation

The property is located 4.5 miles west of Leeds City Centre in the Pudsey Suburb. The property is situated on the south side of Town Street close to its junctions with Bradford Road and Richardshaw Lane in a busy and well established industrial area.

Tenure

Freehold.

Description

The property comprises a site of approximately 0.47 Ha (1.16 Acres) upon which sit a series of 5 industrial and office buildings together with associated roadways and car parking areas. The total approximate floor area of the five buildings is 1,875 sq m (20,184).

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Site	Site Area Ha	Site Area (Acres)	Tenant	Term	Rent p.a.x.	Rent Review
Site 1	0.108	(0.268)	INDIVIDUAL	125 years from 06/12/1990 until 05/12/2115	peppercorn	-
Site 2	0.116	(0.287)	ADAMOR LTD	125 years from 22/10/1985 until 21/10/2110	£9,750	22/10/2035 and 10 yearly thereafter
Site 3	0.064	(0.157)	INDIVIDUAL	117 years from 04/02/1994 until 22/04/2111	£1,496	09/07/2029 and 5 yearly thereafter (1)
Site 4	0.044	(0.108)	HIGHWOOD SECURITY HOLDINGS LTD	125 years from 22/04/1986 until 21/04/2111	£8,150	22/04/2036 and 10 yearly thereafter
Site 5	0.097	(0.24)	HIGHWOOD SECURITY HOLDINGS LTD	118 years from 01/07/1992 until 21/04/2111	£3,500	21/04/2036 and 10 yearly thereafter
Roadway	0.041	(0.101)	VACANT			
Total	0.47	(1.16)			£22,896	

(1) The rent is reviewable to RPI.

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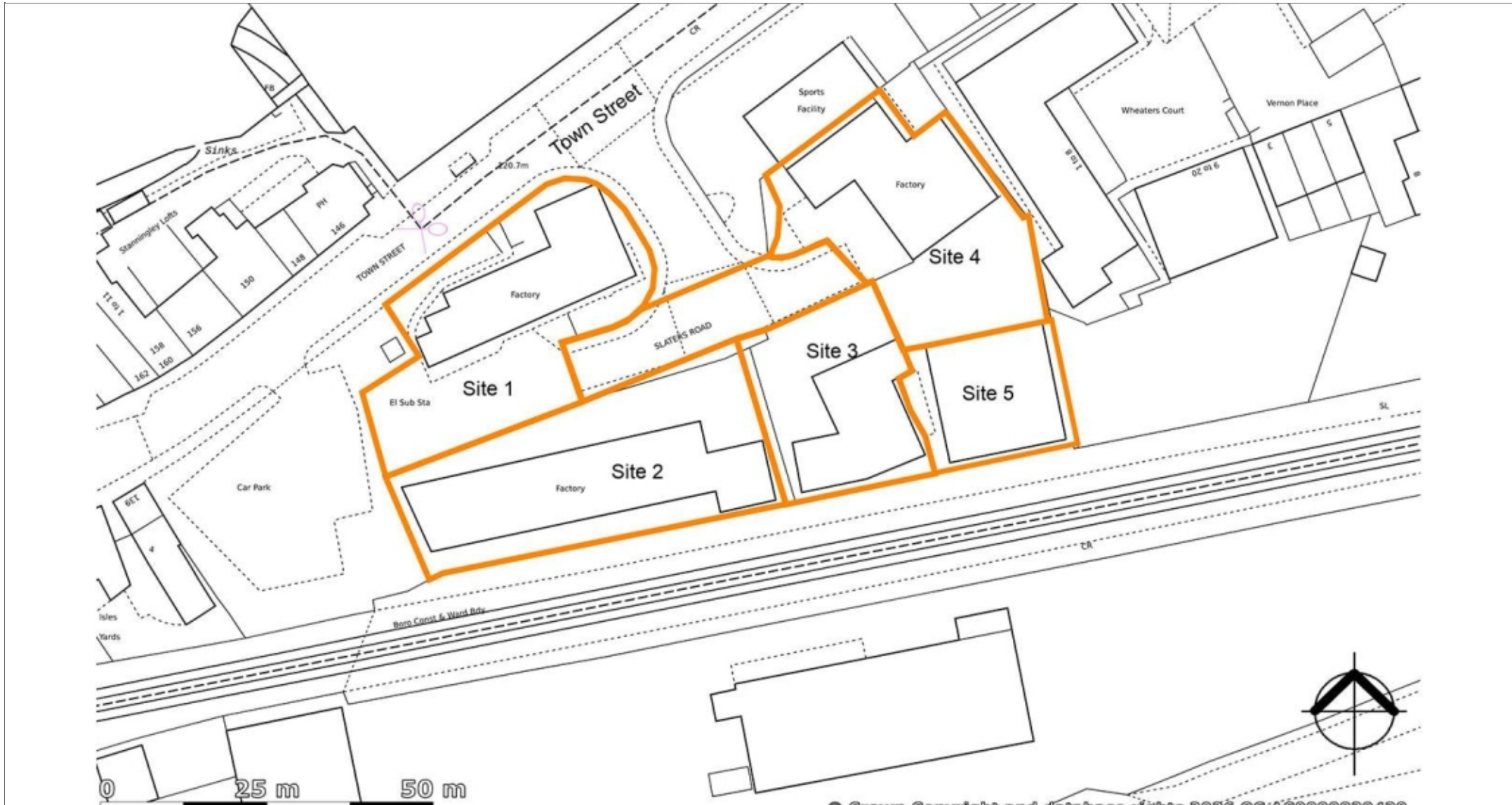
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2026