

Lot 31, Sites 1 and 2, Arthur Street, Leeds,

LS28 6JY

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 31, Sites 1 and 2, Arthur Street, Leeds, LS28 6JY

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Property Information

Freehold Industrial Ground Rent Investment

- Site area of approx. 0.26 Ha (0.64 Acres) providing two workshop and office buildings
- Let to two tenants until September 2105 and June 2119
- Important rent reviews in 2028, 2029 and 2030
- Situated near Ring Road Pudsey (A647)
- Well established industrial and business location

Lot

31

Auction

29th October 2026

Rent

£15,321 per Annum Exclusive

Status

Available

Sector

Office, 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 Arthur Street with frontages onto Town Street (B6157) in a well established industrial and business location close to the Ring Road Pudsey (A647).

Tenure

Freehold.

Description

The property comprises a site of approximately 0.26 Ha (0.64 Acres) upon which sit an office/warehouse building and a separate workshop together with associated car parking areas. The buildings have a total approximate floor area of 769.09 sq m (8,278 sq ft) (www.voa.gov.uk).

VAT

VAT is applicable to this lot.

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 31, Sites 1 and 2, Arthur Street, Leeds, LS28 6JY

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Tenancy & Accommodation

Site	Site Area Ha	Site Area (Acres)	Tenant	Term	Rent p.a.x.	Review
Site 1	0.136	(0.34)	LION COMMERCIAL PROPERTY LTD	125 years from 12/09/1980 until 11/09/2105	£8,000	11/09/2030 and 10 yearly thereafter (1)
Site 1	0.00	(0.00)	LION COMMERCIAL PROPERTY LTD	125 years from 12/09/1980 until 11/09/2105	£4,690	19/09/2029 and 5 yearly thereafter (2)
Site 2	0.122	(0.30)	INDIVIDUAL	125 years from 01/07/1994 until 30/06/2119	£2,631	25/03/2028 and 10 yearly thereafter (2)
Total	0.26	(0.64)			£15,321	

(1) The greater of (i) 19.7% of the rack rental value of the buildings as erected at the commencement date, and (ii) the open market ground rental value of the site assuming it is cleared of buildings, subject to an upward-only provision.
(2) The rent is reviewable to RPI.

Lot 31, Sites 1 and 2, Arthur Street, Leeds, LS28 6JY

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 31, Sites 1 and 2, Arthur Street, Leeds, LS28 6JY

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 31, Sites 1 and 2, Arthur Street, Leeds,

LS28 6JY

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



Lot 31, Sites 1 and 2, Arthur Street, Leeds,
LS28 6JY

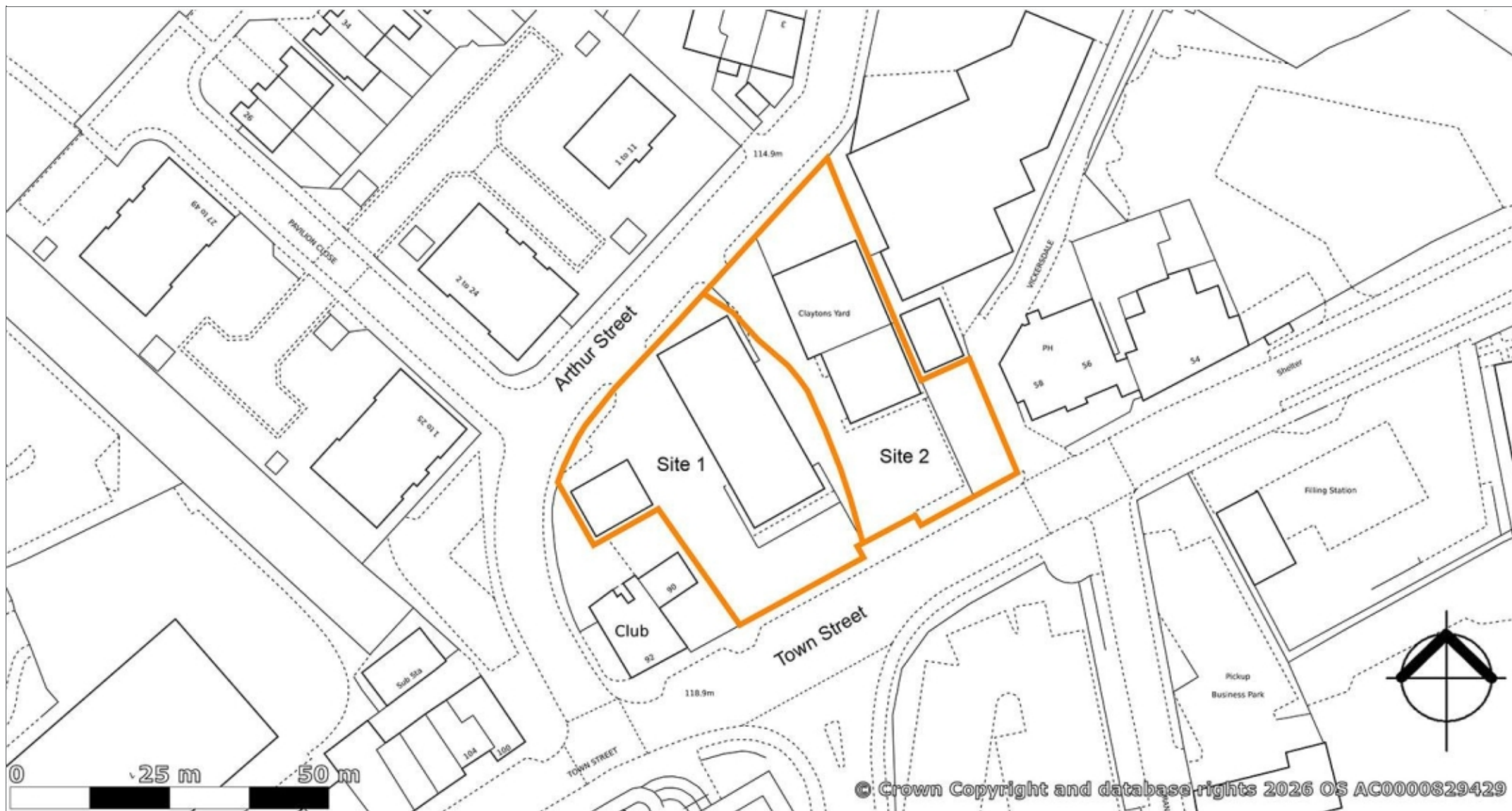
For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 31, Sites 1 and 2, Arthur Street, Leeds,

LS28 6JY

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



Lot 31, Sites 1 and 2, Arthur Street, Leeds, LS28 6JY

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



Contacts

Acuitus

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Archie Martine
+44 (0)20 7034 4858
+44 (0)7377 803 408
archie.martine@acuitus.co.uk

Seller's Solicitors

Mills & Reeve LLP
Botanic House 100 Hills Road
Cambridge
CB2 1PH

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

Ella Barnes
01223 659 009
Ella.Barnes@mills-reeve.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.
2026