

Lot 49, Sites 1-3 York Road, Wetherby, Leeds,

LS22 7GZ

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Ground Rent Investment

- Site area of approx. 2.66 Ha (6.58 Acres)
- Substantial industrial estate providing 7 office buildings and 6 industrial buildings
- Let to 3 tenants until 2120 and 2139
- Total floor area of buildings on site of 7,217 sq m (77,692 sq ft)
- Prominent roadside position

Lot

49

Auction

29th October 2026

Status

Available

Sector

Industrial, Ground Rent

Auction Venue

Live Streamed Auction

On Behalf of a Cambridge
College

Location

Miles

7 miles south east of Harrogate, 11 miles north east of Leeds City Centre, 12 miles west of York

Roads

A1(M)

Rail

Harrogate Railway Station

Air

Leeds Bradford Airport

Situation

The property is situated on the north side of York Road with access from Deighton Road and York Road. The immediate locality provides a mix of industrial occupiers together with high density residential housing. The property benefits from being 300 metres from the A168 and A1(M).

Tenure

Freehold.

Description

The property comprises a substantial site of approximately 2.66 Ha (6.58 Acres) upon which sit 7 separate office buildings and 6 industrial buildings together with associated roadways and car parking areas. The total floor area of the buildings on site is 7,217 sq m (77,692 sq ft).

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.
Site 1	1.389	(3.432)	BRAMALL PROPERTIES LTD	150 years from 02/08/1989 until 01/08/2139	peppercorn
Site 2	0.373	(0.922)	THE ENGINE SHED (WETHERBY) LTD	125 years from 17/05/1995 until 16/05/2120	peppercorn
Site 3	0.743	(1.836)	MONTWHELAN LTD	125 years from 30/06/1995 until 29/06/2120	peppercorn
Roadways	0.162	(0.400)	VACANT		
Total	2.66	(6.588)			

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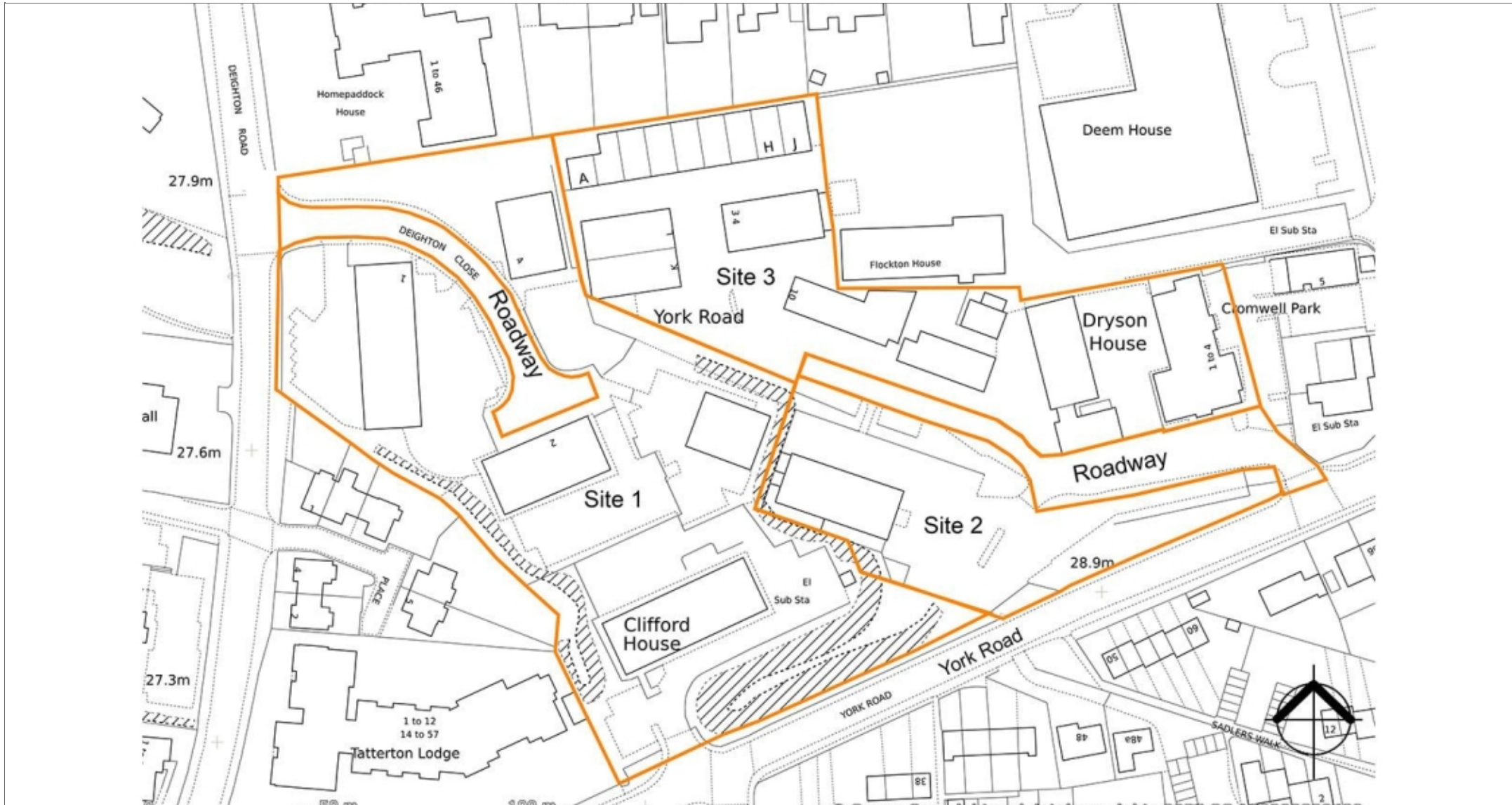
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2026