

lot 16

# Mill House, Troy Road Horsforth, Leeds, West Yorkshire LS18 5TN

Rent  
**£230,000**  
per annum  
exclusive

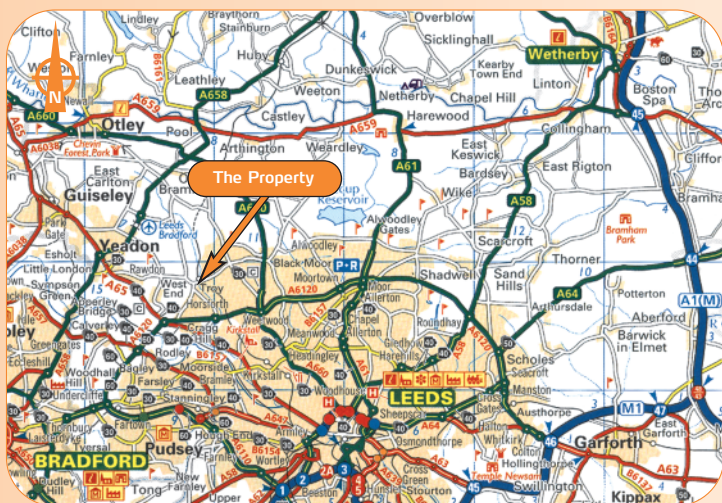
**Freehold Office Investment**

- Entirely let to The Phoenix Partnership (Leeds) Limited
- Future Development Potential (subject to consents)
- Approximately 1,488 sq m (16,024 sq ft)
- Approximate site area of 0.264 hectares (0.65 acres) with parking for approximately 32 cars



On behalf of Joint LPA Receivers





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**Location**

Miles: 7 miles north-west of Leeds  
Roads: A6120 Leeds Ring Road  
Rail: Horsforth Railway Station  
Air: Leeds Bradford International (3 miles)

**Situation**

Horsforth is an established residential and commercial location within the City of Leeds borough, seven miles north-west of the city centre and less than three miles from Leeds Bradford International Airport. The property is situated in the town centre on the eastern side of Troy Road, two minutes' walk from Horsforth Railway Station which provides half hourly services to Leeds City Centre with a journey time of 17 minutes. Bridge Place residential development is located immediately adjacent to the property.

**Description**

The property comprises a three storey office building benefitting from suspended ceilings, perimeter trunking and central heating. The property provides an approximate site area of 0.264 hectares (0.65 acres) with parking for approximately 32 cars.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Note**

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**Viewings**

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Telephone: +44 (0)20 7034 4857.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	495.50 sq m (5,334 sq ft)	<b>THE PHOENIX PARTNERSHIP (LEEDS) LIMITED (1)</b>	7 years from 01/04/2010 on a full repairing and insuring lease (2)	£230,000	31/05/2017
First	Office	496.10 sq m (5,340 sq ft)				
Second	Office	497.00 sq m (5,350 sq ft)				
<b>Totals</b>		<b>1,488.60 sq m (16,024 sq ft)</b>			<b>£230,000</b>	

(1) For the year ending 31st March 2013, The Phoenix Partnership (Leeds) Ltd reported a turnover of £26,524,250, pre-tax profits of £8,411,694 and a total net worth of £15,270,711. (Source: www.riskdisk.com 16/09/2014)

(2) The property is currently let on two coterminous leases (one for the building and one for the car park) from 01/04/2010 until 31/05/2015 at a total rent of £207,805 p.a.x. The tenants have completed a lease extension to cover both the building and car park for a term of 2 years from 01/06/2015 until 31/05/2017 at a rent of £230,000 p.a.x. The seller has agreed to adjust the completion monies so that the property will effectively produce £230,000 p.a.x. from completion of the sale.

**For further details please contact:**

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