

lot 27

Rent  
£16,000  
per annum  
exclusive

# West Specialist Inclusive Learning Centre, Half Mile Lane, off Town Street Stanningley, Leeds, West Yorkshire LS28 6HL

## Freehold Educational Investment

- Let to Leeds City Council on a new 10 year lease until 2024 (subject to option)
- RPI linked review in 2019
- Approximately 500.00 sq m (5,382 sq ft)
- Fully modernised property let for educational use
- Busy location adjacent to Tesco Express



### Location

Miles: 5 miles west of Central Leeds  
4 1/2 miles north-east of Bradford  
Roads: A647, A6120, M62 (Junction 28), M1 (Junction 42)  
Rail: Bramley Railway Station, New Pudsey Railway Station  
Air: Leeds Bradford International Airport

### Situation

The property is situated on the north side of Town Street, close to its junction with Half Mile Lane adjacent to Tesco Express, approximately five miles from Leeds city centre.

### Description

The property comprises a fully modernised two storey building which has recently been converted for educational use. The property benefits from a large car park with perimeter security fencing and a site area of approximately 0.12 hectares (0.30 acres).

### Tenure

Freehold.

### VAT

VAT is applicable to the lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground Lower Ground	Educational	279.00 sq m (3,003 sq ft)	LEEDS CITY COUNCIL (1)	10 years from 16/12/2014 until 2024 on a full repairing and insuring lease (2)	£16,000	16/12/2019 (3)
		221.00 sq m (2,379 sq ft)				
Totals		500.00 sq m (5,382 sq ft)			£16,000	

- (1) West Specialist Learning Centre is a school for children with Special Educational Needs.
- (2) The lease provides for a tenant option to determine the lease at any time after the 5th anniversary of the term upon twelve months' notice.
- (3) The lease is subject to an RPI linked rent review on 16th December 2019.

### For further details please contact:

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### Buyer's Legal Title Report

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### Seller's Solicitors:

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