

PROMINENT CAR SALES SITE AVAILABLE AS AN INVESTMENT

SITE AREA 0.14 ACRES

**145 DEWSBURY ROAD
LEEDS
LS11 5NW**

- INVESTMENT PROPERTY WITH POTENTIAL FOR VACANT POSSESSION IN 2016
- MAIN ROAD POSITION
- REPAIR BAY AND OFFICE AT REAR OF SALES AREA





LOCATION

The subject property occupies a prominent corner position at the corner of Dewsbury Road and Envoy Street, about half a mile from Leeds City Centre, readily accessible for the motorway network. It stands in a mixed locality close to shops, industrial property and residential accommodation.

DESCRIPTION

The property comprises a car sales forecourt with small workshop and office. The buildings comprise a reception office, store/kitchenette, workshop and WC's.

ACCOMMODATION

	SQ M	SQ FT
Site Area	566	6110
Office	9	98
Workshop	33.2	358
Store/kitchen	20	211

SERVICES

The property benefits from mains water, electric and drainage. No gas appears to be connected.

TENANCIES

The current tenant holds a Lease for 3 years expiring on 15th September 2016 at a rent of £17,680 per annum. The Lease is outside the Security of Tenure Provision of the 1954 Landlord & Tenant Act and therefore possession could be obtained at the end of the Lease if required. It may be possible to renegotiate a new Lease with the tenant if required.

RATING

The property has the following entries in the 2010 Rating Assessments List. Interested parties should

	Rateable Value (2010)	Estimated rates payable
Car Sales Site & Premises	£7,200	£3,456 p.a.

confirm these with the Local Authority.

PLANNING

The premises have been used for their current use for many years and it is assumed that planning permission exists for the current use as car sales and repairs. All enquiries should be made of the Local Planning Office.

PURCHASE PRICE

£220,000.

TENURE

The property is understood to be freehold.

VAT

Our client has advised us that VAT is not applicable on this transaction. Your Legal Adviser should verify.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction, however a Solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

EPC



ENQUIRIES

Nabarro McAllister
Email: info@nabarrormcallister.co.uk
Tel: 0113 266 7666

SUBJECT TO CONTRACT

August 2015

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.