

SELF CONTAINED WAREHOUSING UNIT

235 SQM (2,537 SQFT)



**UNIT 2 CROWN POINT
HOUSE
BUTTERLEY STREET
LEEDS, LS10 1AW**

- FRINGE CITY CENTRE LOCATION
- ADJACENT TO CROWN POINT RETAIL PARK
- SUITABLE FOR A VARIETY OF LIGHT INDUSTRIAL/WAREHOUSING USES.



RATING

The property has the following entries in the 2010 Rating Assessments List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2010)	Estimated rates payable
Amusement Arcade & Premises	£26,750	£12,893.50 p.a.

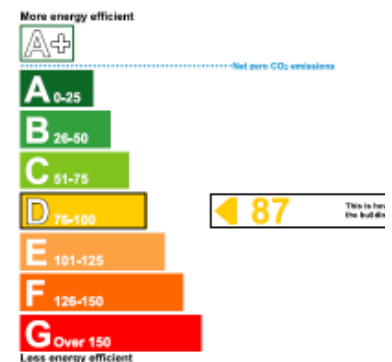
EPC

Energy Performance Certificate Non-Domestic Building

Crown Point House
110, Hunslet Lane
LEEDS
LS10 1ES

This certificate shows the energy rating of this building fabric and the heating, ventilation, cooling and two benchmarks for this type of building: one approach existing buildings. There is more advice on how to website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



ENQUIRIES

Nabarro McAllister
Email: info@nabarrormcallister.co.uk

Tel: 0113 266 7666

SUBJECT TO CONTRACT

July 2016

LOCATION

The property stands on Butterley Street close its junction with Hunslet Lane in an established warehousing/industrial area and immediately adjacent to Crown Point Retail Park. The property is within close walking distance of Leeds city centre and is readily accessible for the motorway network.

DESCRIPTION

The building comprises a lofty warehouse incorporating a main warehouse area with workshop to the rear and also incorporating mezzanine office, store rooms and also incorporating W.C.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Warehouse	235	2537

SERVICES

The property benefits from mains water, electric and drainage. No test of any of the services has been made.

PLANNING

No enquiries have been made of the Local Planning Office but the property has been in warehouse use for many years.

RENTAL

The property is offered on a new Lease for a five year term or multiples of five years at an annual rent of £10,000 per annum plus VAT on full repairing and insuring terms.

SALE PRICE

The landlord may be prepared to sell the property at offers in excess of £125,000.

VAT

Our client has advised us that Value Added Taxation is 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.

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 states, all prices are quoted exclusive of VAT.