

SITE FOR SALE WITH DEVELOPMENT **POTENTIAL**

0.207 ha (0.512 acres)



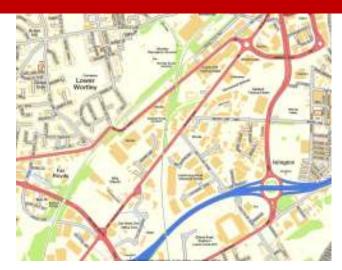
110 GELDERD ROAD **LEEDS LS12 6BY**

- OPPORTUNITY FOR DEVELOPMENT
- VERY CLOSE TO MOTORWAY NETWORK
- PROMINENT POSITION
- CLOSE TO LEEDS CITY CENTRE



NABARRO MCALLISTER





LOCATION

The site is positioned prominently fronting Gelderd Road (A62) close to junction with Lowfields Road. This position is approximately 0.4 miles from the Leeds Outer Ring Road (A6110) and 0.6 miles from J1 of the M621, providing easy access to both the suburbs of Leeds and Bradford and the motorway network beyond. Gelderd Road itself is a very busy arterial route in and out of Leeds city centre from the Ring Road and motorway.

DESCRIPTION

The site currently comprises a detached warehouse/office building constructed in brick with profiled metal sheet roof. The approximate site area is 0.207 ha (0.512 acres) and of a triangular shape mostly hard surfaced and level with surrounding fences. The site may be suited to redevelopment as a car dealership with many large automotive firms located nearby and also with good through traffic along Gelderd Road.

ACCOMMODATION

	SQ M	SQ FT
Ground Showroom/Offices	186.32	2,005
Ground Warehouse	102.88	1,107
Ground Offices	14.92	161

SERVICES

We understand mains water, drainage and electric are connected. Please note that neither service connections nor any appliances have or will have been tested prior to completion.

The property has the following entry in the 2010

Rating List. Interested parties should confirm these with the local authority.

	Rateable Value (2010)	Estimated rates payable
Warehouse Cafe	£14,750 £16,250	£7,800

PLANNING

Obtaining the necessary planning consent in accordance with their occupation is the responsibility of any tenant and we recommend that further enquiries are directed to the local planning authority.

TERMS

The site is offered for sale on a freehold basis with full vacant possession at offers in excess of £420,000.

LEGAL COSTS

Each party to be responsible for their own legal costs.



ENQUIRIES

Nabarro McAllister Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

SUBJECT TO CONTRACT

March 2016

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