

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



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	186.32	2,005
Showroom/Offices	102.88	1,107
Ground Warehouse	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.

RATING

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	£14,750	£7,800
Cafe	£16,250	

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
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SUBJECT TO CONTRACT

March 2016

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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.