

FOR SALE



Prominent Warehouse with Trade Counter, Offices & Showroom

15 ARMLEY ROAD, LEEDS LS12 2DR



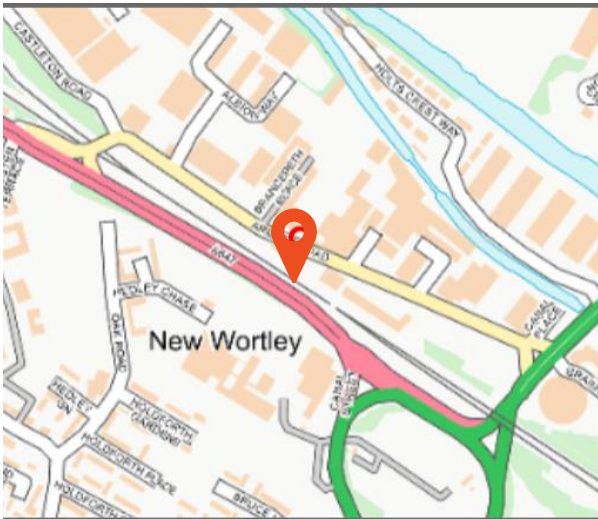
- Established trade counter and warehouse
- Close to Leeds city centre and motorway network
- Established industrial area
- Additional mezzanine floor

£615,000

689.97 m<sup>2</sup>

7,430 (ft<sup>2</sup>)

# 15 ARMLEY ROAD, LEEDS LS12 2DR



### LOCATION

The property stands in an established industrial location just off the Leeds inner ring road in a predominantly industrial location about 1 mile from Leeds City Centre and a similar distance from the motorway network.

The site abuts the main western railway line in and out of Leeds City Centre.

### DESCRIPTION

The property comprises a warehouse with part sales/trade counter showroom in a steel portal frame building clad externally in brick with part rendered covering and part profile metal sheet cladding under a profile metal sheet roof. Part of the property has a flat felted roof and there is a loading bay, customer parking for 5 cars and additional staff parking for up to 5 cars. The property has a covered loading bay and some external storage. The property benefits from gas warm air heating, energy efficient lighting, intruder alarm, fire alarm and Three Phase electric.

### ACCOMMODATION

	m2	ft2
<b>SALES SHOWROOM</b>	115.02	1,237
<b>WAREHOUSE</b>	304	3,277
Office, Kitchen & Ladies & Gents W.C.	29	312
<b>MEZZANINE FLOOR</b>	241.95	2,604
<b>TOTAL</b>	<b>689.97</b>	<b>7,430</b>

### SERVICES

We understand the property benefits from three-phase electricity, mains water and mains drainage. No test of the services has been made. Purchasers should rely on their own investigations.

### RATEABLE VALUE

The property has the above entry in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2017)	Estimated rates payable
£25,750	£12,875

### PLANNING

The property has planning permission for warehouse with ancillary office and display area under planning reference 20/261/97/FU granted in 1997.

### TERMS

The freehold interest in the property is available for sale in the sum of £615,000 plus VAT.

### VAT

We are advised by our client that the property is registered for VAT and VAT will be chargeable on the rent.

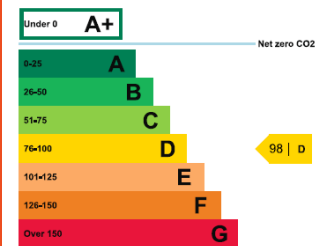
### LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs in the preparation of the lease.

### EPC

#### Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

### VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

REF: February 2022



### 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.

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