

# FOR SALE – INVESTMENT PROPERTY



Self-contained Office Premises  
217.6 m<sup>2</sup> (2,352 sq ft)

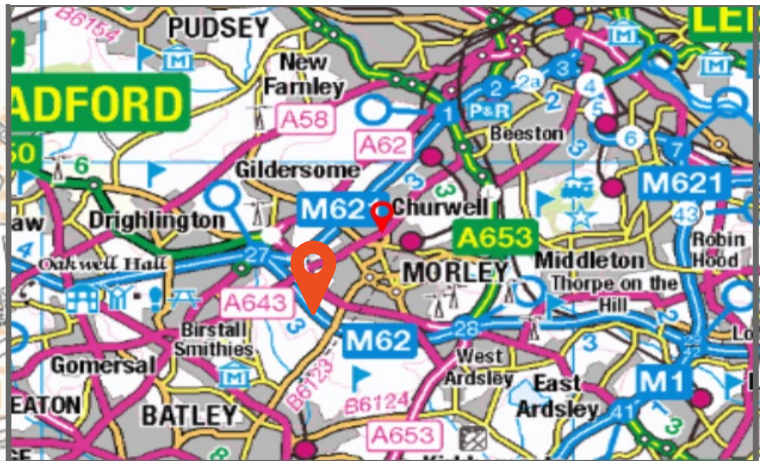
8 VICTORIA COURT, BANK SQUARE, MORLEY LEEDS LS27 9SE



- End terrace two storey office
- Currently fully let (one lease ends January 2023)
- Attractive Office Park

Offers in the region of  
£300,000

## 8 VICTORIA COURT, MORLEY, LEEDS LS27 9SE



### LOCATION

The property stands in a small office park at the top of Churwell Hill at Morley a short walking distance from the centre of Morley in a mixed locality comprising residential, industrial and office property.

### DESCRIPTION

The property comprises a semi-detached office building estimated to be about 20 years old. The accommodation is laid out on two floors. The property is of traditional construction with walls built in stone under a concrete tiled pitched roof and has car parking immediately in front of the building.

### ACCOMMODATION

	m2	ft2
<b>GROUND FLOOR</b>		
Entrance Lobby		
Disabled W.C.		
Kitchen	1.8 sq m <sup>2</sup>	19 sq ft
<b>Open Plan Office</b>	107sq m <sup>2</sup>	1157sq. ft
<b>FIRST FLOOR</b>		
Gents & Ladies W.C		
Kitchen	1.8 sq m <sup>2</sup>	19 sq.ft
Open Plan Office with 3 Partitioned Offices	107sq m <sup>2</sup>	1157 sq.ft.
<b>TOTAL</b>	217.6sq m <sup>2</sup>	2352 sq ft

### SERVICES

We understand the property benefits from mains water, drainage, electric and gas. Gas fired central heating is installed.

### RATEABLE VALUE

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

Rateable Value (2017)	Estimated rates payable
Ground Floor £8,900	£4,450
First Floor £8,900	£4,450
Some occupiers may qualify for small business rates relief	

### PLANNING

It is understood the property has been used as a B1 Office since construction. Applicants should make their own enquiries of the Local Planning Office.

### TENURE

The freehold is owned by the management company. Each property has a share in the management company. Unit 8 will have 1 share in the management company which will be transferred to the buyer on completion. There are approximately 970 years left on the long leases. The management company maintains the exterior of the buildings and the communal areas externally and charges back a proportion to each of the long leaseholders

### LEASES

The ground floor is occupied by L&G Surveyors at annual rent of £11,400 per annum with the lease due to expire in January 2023. The lease will not be renewed and the property is being marketed to let.

The first floor is occupied by Corps Security on a 5-year lease from May 2022 at annual rent of £13,000 per annum with rent review at the end of the 3<sup>rd</sup> year.

Both leases are on effective full repairing and insuring terms and are outside the security of tenure provisions of the 1954 Landlord & Tenant Act. The lease to Corps Security is subject to a tenant break clause in 2025.

The Landlord pays for the utilities and charges back a proportion to the tenants. To the year ending September 2022 the total costs including gas, electric and water was £14,474 plus VAT for the whole building.

### TERMS

The property is offered for sale subject to the existing tenancies in the sum of £300,000

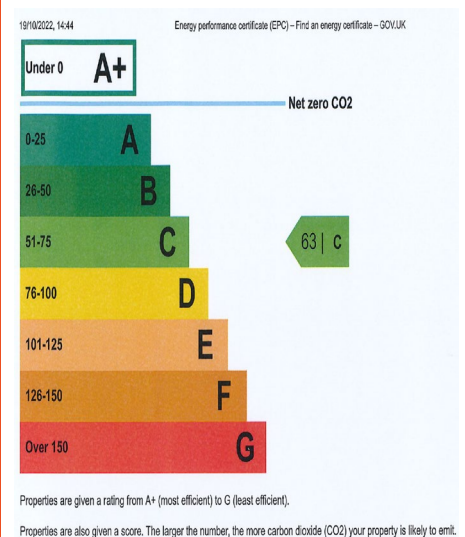
### VAT

Our client advises that VAT is applicable on this transaction. Your legal advisors should verify.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### EPC



### VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: October 2022

**Nabarro McAllister**

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**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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