

FOR SALE – INVESTMENT
PROPERTY

M Nabarro
McAllister

VACANT POSSESSION
POTENTIALLY AVAILABLE OF THE
WHOLE

Self-contained Office Premises
168.5 m² (1,817 sq ft)

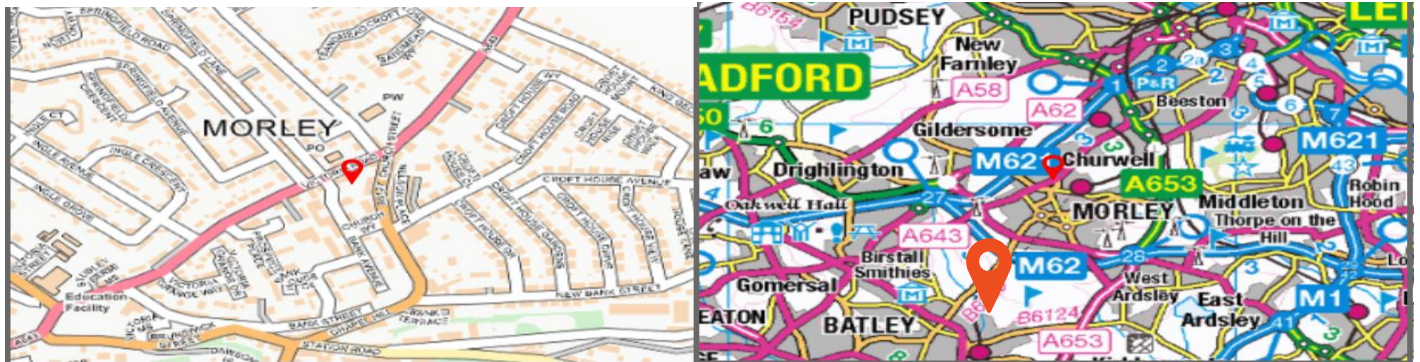
5 VICTORIA COURT, BANK SQUARE, MORLEY, LEEDS LS27 9SE



- End terrace two storey office
- Currently fully let
- Attractive Office Park

Offers in the region of
£240,000

5 VICTORIA COURT, 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
GROUND FLOOR		
Communal Entrance		
Lobby		
W.C.		
Open Plan Office	78 sq m ²	842 sq ft
Kitchen	6.5sq m ²	70 sq ft
FIRST FLOOR		
W.C		
Office	78 sq m ²	839 sq.ft.
Kitchen	6 sq m ²	65 sq.ft.
TOTAL	168.5sq m ²	1816 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 £6,900	£3,450
First Floor £6,500	£3,250

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. 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.

TENANCIES

The ground floor accommodation is let to Springfield Training Ltd for a term of 5 years from 01.04.22 at a rent of £9,800 pa. The Lease is outside the security of tenure provisions 1954 Landlord & Tenant Act. There is a Tenants option to break on 31.03.2025. The Lease is held on effective full repairing and insuring terms. Springfield have found alternative premises and are shortly to vacate the premises. They are still liable under the lease.

The first floor tenant has just given notice with effect from 1st March 2023 and, therefore, the upper floor accommodation will be vacant from 1st June 2023.

There is a landlord service charge to cover the management of the development, site service charge, boiler servicing and security and fire alarm testing of £3,400 approx. plus VAT for the year ended 31st December 2022.

TERMS

The long leasehold interest is offered for sale subject to the existing tenancies at offers in the region of £240,000. It maybe possible to negotiate a surrender of the ground floor accommodation with Springfield Training and the property could be sold with the benefit of vacant possession.

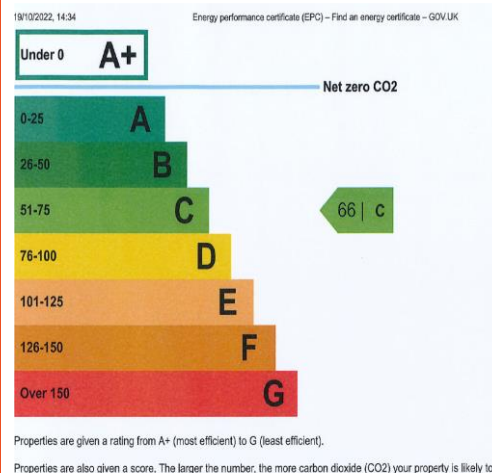
VAT

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



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 stated, all prices are quoted exclusive of VAT.

Nabarro McAllister & Co. Ltd. Devonshire Lodge, Devonshire Avenue, Leeds, West Yorkshire, LS8 1AY © OpenStreetMap contributors

