

FOR SALE

**M** Nabarro  
McAllister

PROMINENT RESIDENTIAL DEVELOPMENT SITE

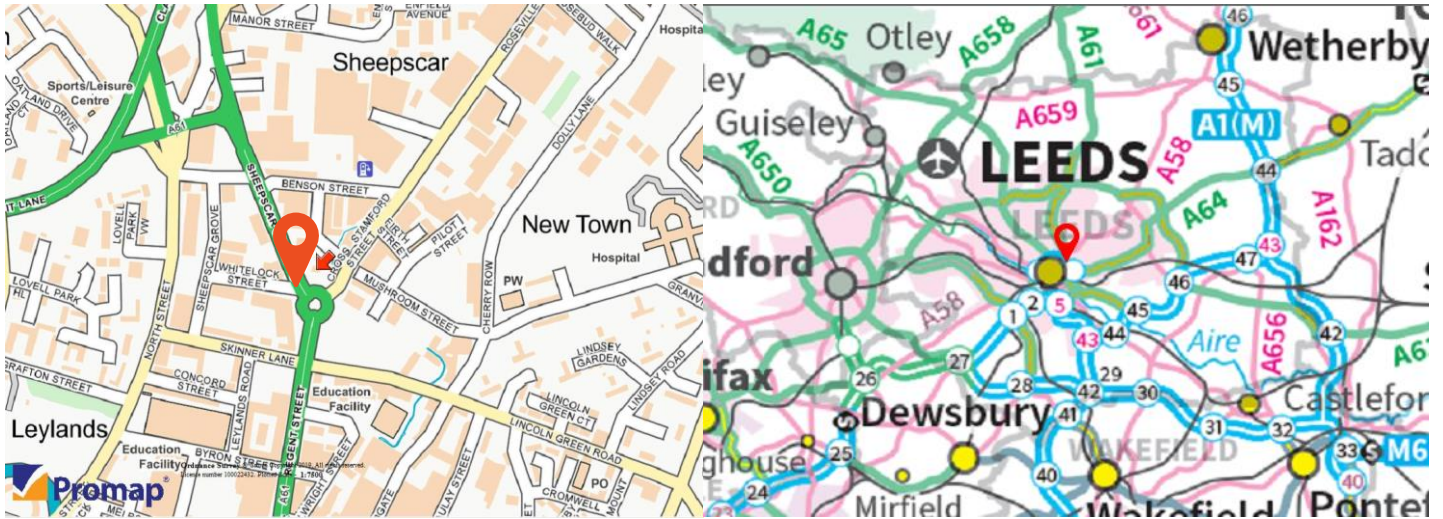
SHEEPSCAR STREET SOUTH, LEEDS, LS7 1AD



- FRINGE CITY CENTRE LOCATION
- EASY ACCESS TO MOTORWAY
- OFFICE BUILDING WITH PREDOMINANTLY TARMCED FORECOURT

PRICE: Offers invited  
Site area 0.29 Acres

# SHEEPSCAR STREET SOUTH, LEEDS LS7 1AD



## LOCATION

The subject property is well situated having prominent frontage to both Sheepsicar Street South and Cross Stamford Street. This convenient location enables immediate access to the major arterial routes in and around Leeds. The area is well established for car/van hire operators within Leeds City Centre.

## DESCRIPTION

The property comprises a very prominent site accessed off Sheepsicar Street South immediately on the roundabout which is at the junction of Sheepsicar Street South, Roseville Road and Regent Street. The site extends to a total area of 0.29 acres. The site has previously been used for car sales and car hire and retains an existing office building extending to 936 sq ft.

## ACCOMMODATION

<b>SITE AREA</b>	0.29 acres
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## SERVICES

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

## RATEABLE VALUE

The property is entered into the 2023 rating list as detailed below. Interested parties should confirm these with the Local Authority.

Rateable Value (2023)	Estimated rates payable
£29,500	£14,750

## PLANNING

The current owner has made a pre-application enquiry for an 11-storey residential development. The principle of development for residential use on the site appears to be accepted by the local planning authority. A copy of the pre-application enquiry is available on request.

## TENURE

The property is freehold.

## PRICE

Offers invited.

## VAT

Our client has advised that VAT is not applicable on this transaction. Your legal adviser should clarify.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

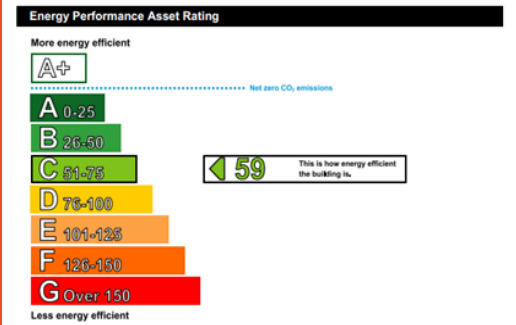
**Energy Performance Certificate** HM Government

Non-Domestic Building

Thrifty Car Rental  
Sheepsicar Street South  
LEEDS  
LS7 1AD

Certificate Reference Number:  
9643-3008-0157-0800-7005

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).



**VIEWING**

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REF: Sept 2023

## 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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