FOR SALE

Nabarro McAllister

GARAGE REPAIR PREMISES/COLD STORE/WORKSHOP UNITS

POTENTIAL DEVELOPMENT SITE

48, 50, 52 & 52A MARSHALL STREET, LEEDS, LS15 8DY

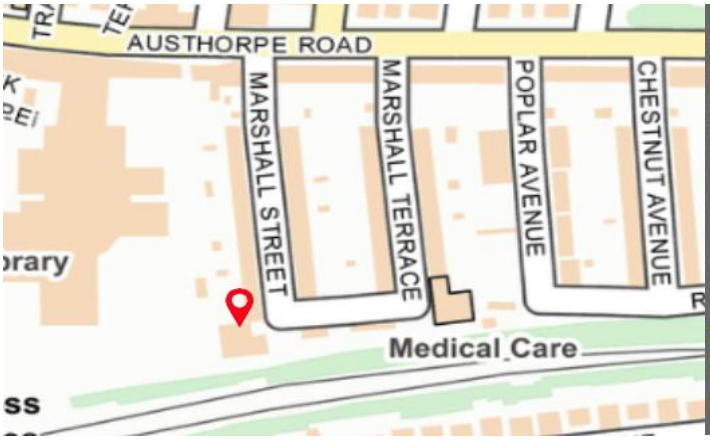


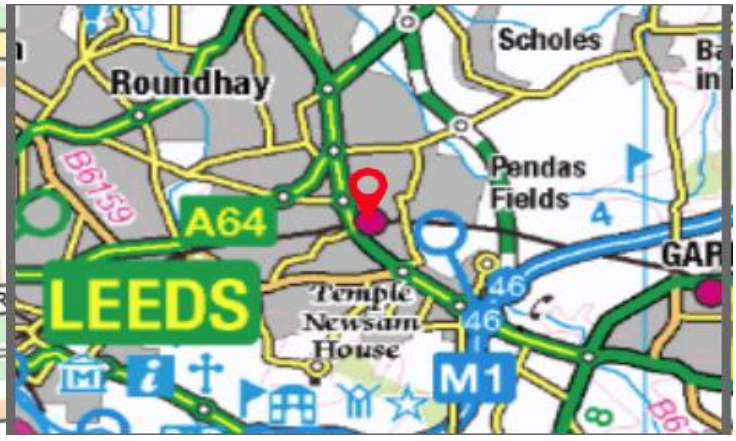
- **Garage repair premises.**
- **Development potential subject to P/P.**
- **Adjacent to Arndale Centre, Crossgates.**
- **Close to railway station.**
- **Good rear access via Back Marshall Street.**

Price: £395,000

404m² (4,355ft²)

48, 50, 52 & 52A MARSHALL STREET, LEEDS, LS15 8DY





LOCATION

The property stands at the end of Marshall Street, being predominantly a residential street, just off Austhorpe Road which comprises mainly retail frontages and close to the Leeds Outer Ring Road, accessible to the motorway network and adjacent to Crossgates railway station. The site area extends to 0.198 acres (0.08 hectares).

DESCRIPTION

The property comprises an array of buildings which have been largely used for motor repairs. The property has a small forecourt to Marshall Street, has access via a back road and also access onto the Arndale Centre carpark. The buildings are mainly constructed of brickwork or blockwork roofed partly in blue slates and partly in corrugated asbestos cement sheets with PVC gutters and fall pipes.

ACCOMMODATION

	m2	ft2
48 MARSHALL STREET		
Former cold stores, offices, storeroom, kitchen and W.C	289	3,118
50-52 MARSHALL STREET		
Motor repair bay, office and W.C	41	442
52A MARSHALL STREET		
Garage repair bay	74	795
TOTAL	**404**	**4,355**

SERVICES

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

RATEABLE VALUE

The property is assessed for rating purposes as follows. Rateable values provided are the new rateables values, which will be applicable from 1st April 2026 and are detailed below.

Rateable Value (2026)	Estimated rates payable
48 - £15,500	£6,696
50/52 - £11,500	£4,968

Occupiers who are not paying business rates on any other premises in the UK may be able to claim small business rates relief in respect of No.50-52.

PLANNING

The property has historical use as motor repairs and cold stores. Purchasers should make their own enquiries of the Leeds City Council Planning Department with regard to permitted uses

TERMS

The property is offered for sale freehold at a price of £395,000.

VAT

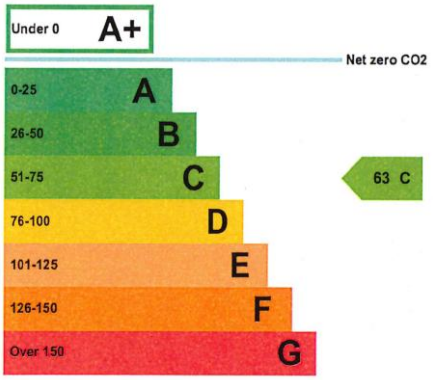
Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

This property's energy rating is C.



VIEWING

By appointment only
Nabarro McAllister

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NOVEMBER 2026

Nabarro McAllister

Subject to Contract
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