

Garage to the rear of 123 Cemetery Road

Beeston, Leeds, LS11 8SU

Freehold
Garage with parking

Unit Approx 1,204 sq ft



Guide Price | £20,000 + VAT
By online auction



Amenities



Semi Residential
Location



Roller Shutter
Access



Storage
Garage



Freehold



Transport
Links



Parking

Garage to the rear of 123 Cemetery Road

Plot Approximately 0.06 Acres

Description

This is a single storey garage unit of breeze block and brick construction, accessed via the gated car park to the rear of Beeston Hill Community Health Centre, Leeds.

- 2 roller shutter access doors
- Level concrete flooring
- Small inspection pit
- Water, single phase electric and telephone line connections
- Hashed forecourt parking area to the front elevation

Location

Cemetery Road enjoys a well-established residential and commercial setting within the popular Beeston area of Leeds, offering an ideal balance between local community living and excellent connectivity to the city centre.

A variety of local shops, supermarkets, cafés and takeaways can be found nearby, while larger retail and leisure facilities are easily accessible in Leeds city centre, which lies approximately 3 miles to the north. The nearby White Rose Shopping Centre provides an extensive selection of high street brands, restaurants and entertainment options.

The area is well-served by regular bus routes, providing swift and direct access into Leeds, while the nearby motorway network – including the M621, M62 and M1 – offers excellent connectivity for commuters travelling further afield. Leeds Railway Station also provides frequent services to major cities including Manchester, London and York.

Locations

M621: 1 mile

M1: 4.4 miles

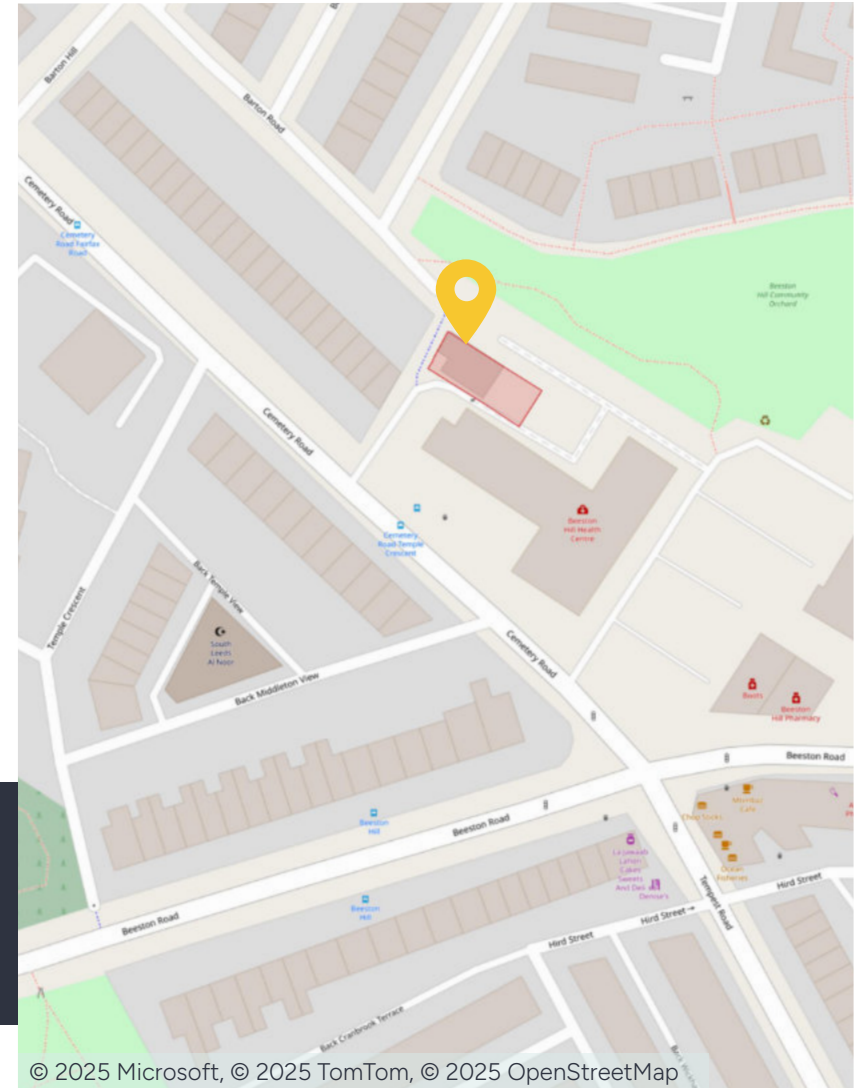
University of Leeds: 4.3 miles

Nearest station

Leeds: 19 miles

Nearest airport

Leeds Bradford: 10.4 miles



Accommodation

Description	Acres / Sq ft	Sq M
Plot Measures Approximately	0.06	254.3
Unit Measures Approximately	1,204 sq ft	111.85



Further information

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Guide Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase at a guide price of £20,000 exclusive of VAT.

Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

Condition of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal

documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Deposit

The full 10% deposit shall be transferred by the buyer to their solicitor for onward transmission by 12 noon the following working day to the seller's lawyer. It is therefore essential that you instruct your solicitor ahead of the auction.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Fees

The purchase of this property is subject to a combined buyer and admin fee of £6,000 including VAT as stated on the auction listing. The buyer will also be required to reimburse the search fees of £750 plus VAT.

Tenure

Freehold.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning

The unit has most recently been used for storage and parking.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.
What3words: ///youth.brush.head

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated June 2026. Photographs dated June 2026.



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