

# FOR SALE

(FREEHOLD WITH VACANT POSSESSION)



## CLARENCE HOUSE

48 BLACK BULL STREET  
LEEDS LS10 1HW

Located immediately  
adjacent to Aire Park

Prominent Freehold  
Commercial / Residential  
Development Opportunity

Building Extends to  
5,024 sq ft GIA

**DEVELOPMENT/REFURISHMENT OPPORTUNITY  
SUITABLE FOR MULTIPLE USES**

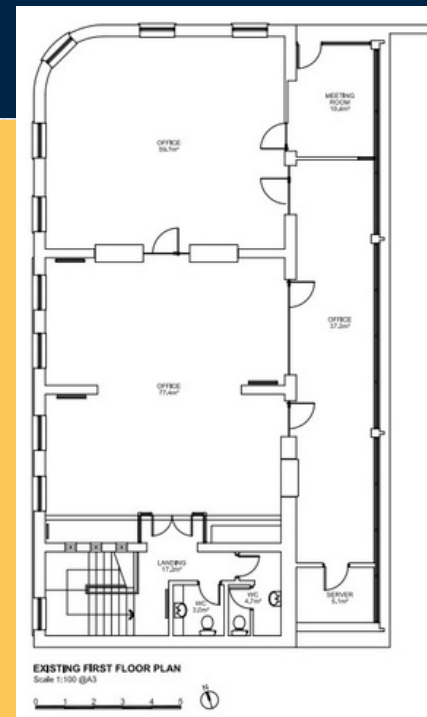
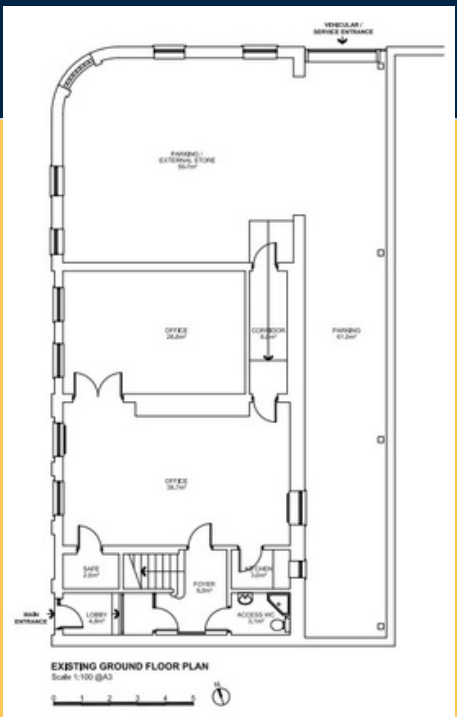
# LOCATION

Clarence House is prominently positioned on the corner of Black Bull Street & Chadwick Street, within a well-established mixed-use area to the south of Leeds City Centre and close to Aire Park and Leeds Dock.

The Aire Park neighbourhood will house over 3,000 residents. Around a quarter of the 800,000 sq ft office space is now complete in the first two blocks. Around 6,000 workers will be accommodated.

The Property is located just off Hunslet Road (A61), a key arterial route providing direct access into Leeds City Centre and the wider motorway network, including Junction 3 of the M621.

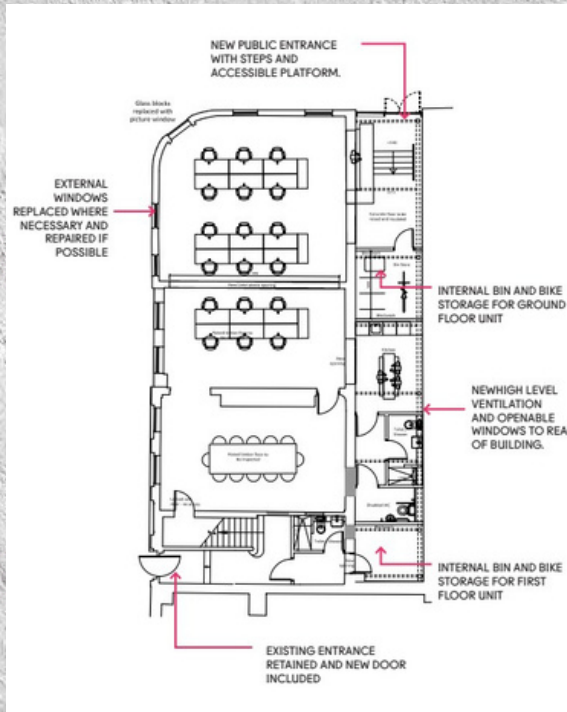
The surrounding area comprises a mix of residential, educational, and commercial occupiers, forming a vibrant district in the city's South Bank.



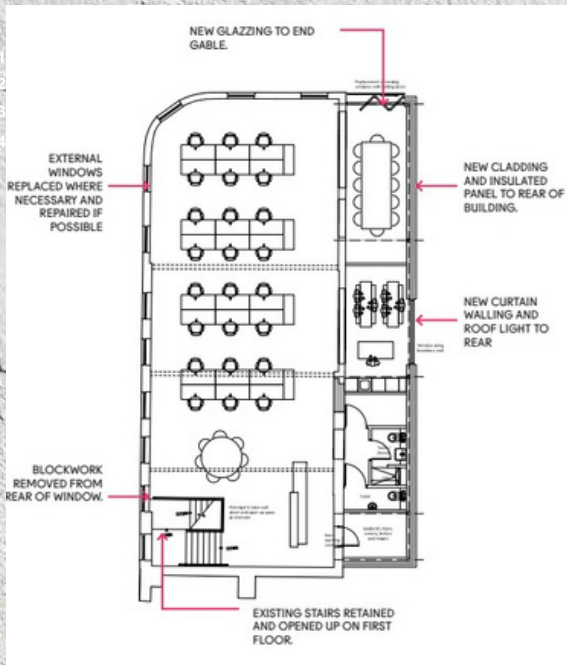
## ACCOMMODATION

INTERNAL AREAS	SQ M	SQ FT
Ground Floor	251.9	2,712
First Floor	214.8	2,312
<b>BUILDING TOTAL AREA</b>	<b>466.7 sqm</b>	<b>5,024 sqft</b>

# REFURBISHMENT POTENTIAL



\*Indicative scheme



## PLANNING

The Property had a successful permission (granted in February 2019) for internal and external refurbishment works which would alter the external appearance and provide increased office floor space. More information can be found on the Leeds Planning Website Ref - 19/00432/FU.

## THE OPPORTUNITY

- Prominently positioned period commercial building fronting Black Bull Street.
- Rare Freehold redevelopment / refurbishment opportunity.
- Adjacent to Aire Park and the well established Leeds Dock.
- Building extending to 5,024 sq ft gross.
- Suitable for a variety of uses (Subject to planning).
- Alternative uses may include conversion to residential or for use as a healthcare use / clinic, leisure or education purposes.

## TENURE

Freehold Title Reference WYK512021.

## PROPOSAL

Offers are invited in the region of £375,000 (Three Hundred and Seventy-Five Thousand Pounds) exclusive for the benefit of the Freehold interest with vacant possession. The Property is elected for VAT.

## ENERGY PERFORMANCE CERTIFICATE:

Upon application.

## LEGAL COST

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

## ANTI-MONEY LAUNDERING:

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.



## CONTACT

Viewings can only be carried out with prior notice by contacting:

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SUBJECT TO CONTRACT Misrepresentation Act: The particulars in this brochure are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. March 2026