



FOR SALE

OFFICE INVESTMENT OPPORTUNITY. SUITABLE FOR ALTERNATIVE USES (STP).

12 YORK PLACE, LEEDS, LS1 2DS



Sanderson
Weatherall



Location

The property is located on the junction of York Place and Britannia Street. York Place runs West to East between Queen Street and King Street and is within the traditional office core of Leeds City Centre. This prime location combines modern functionality with historic character, making it a prestigious choice for modern business needs.

Leeds railway station and a wide range of retail and leisure amenities are within a short walk of the property which lies close to Tesco Express, Caffe Nero and the Mercure Hotel as well as many restaurants.

The location provides excellent access to the Leeds loop road, Leeds inner ring road and the M621 leading to the wider motorway network. Leeds railway station offers direct train services to London (journey time approx. 2 hours 15 mins), Manchester (1 hour), Newcastle (1 hour 20) and York (22 mins).

Description

The property forms part of a terrace of buildings. The property is a four-storey office building with an attractive façade beneath a pitched, slate covered roof.

Internally, the property benefits from the following specification:

- Fibre tiled suspended ceiling with integrated LED Lighting
- Plastered and painted walls
- Carpeted throughout
- Gas fired central heating system
- Perimeter trunking
- Kitchen within each suite
- Intercom system
- x3 dedicated car parking spaces
- Ground floor benefits from air conditioning
- WC's – x5 between each floor

Accommodation

Description	Approx. Net Internal Floor Area	
	Sq M	Sq Ft
Lower ground floor	103.21	1,111
Ground floor	85	915
First floor front	69.68	750
First floor rear	53.42	575
Second floor front	70.61	760
Second floor rear	53.42	575
Total	435.34	4,686

Energy Performance Certificate (EPC)

The property has been assessed and has achieved a C (52) rating. A full copy of the EPC is available on request.

Rateable Value

The property has been assessed in the 2023 rating list as follows:

12 York Place, Leeds, LS1 2DS	Description	Rateable Value
Lower ground floor (basement)	Offices and Premises	£7,400
Ground floor		£11,750
Part first floor (front)		£9,600
Part first floor (rear)		£8,100
Part second floor (front)		£8,100
Part second floor (rear)		£6,000



Use

The property is currently being used as office accommodation under the planning use Class E.

The property may however be suitable for redevelopment or alternative uses subject to gaining the necessary planning consents. All parties should make their own enquiries in relation to this with the relevant planning department.

Costs

Each party will be responsible for their own professional and legal costs as part of the transaction.

VAT

All figures quoted are deemed to be exclusive of VAT.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Tenancy Schedule

The property is multi-let and income producing as follows:

Demise	Tenant	Rent (pax)	Licence / Lease	Expiry	Notice Period
Lower ground floor	Vacant	-	-	-	-
Ground floor	Symbol Consulting Ltd	£11,011.80	Licence	31.12.2025	2 months
First floor front	Symbol Consulting Ltd	£9,024.96	Licence	31.12.2025	2 months
First floor rear	Harvey Burns Co Ltd	£5,000	Lease	Holding over	-
Second floor front	Avid Insurance Services Ltd	£9,120	Lease	30.09.2026	-
Second floor rear	Avid Insurance Services Ltd	£6,325	Lease	30.09.2026	-
Attic Storage	Stephenson Day	£480	Licence		3 months
Car parking space 1	-	£2,400	Licence		1 month
Car parking space 2	-	£1,800	Licence		1 month
Car parking space 3	Vacant	-	-	-	-
Total		£45,161.76			

Planning

The subject property has previously been granted planning permission (ref: 07/06436/FU) and Listed building consent (ref: 07/06437/LI) for the formation of the first floor to form an extension to the offices using the existing covered car parking area.

The planning permission has since expired due to the time elapsed since it was originally granted.



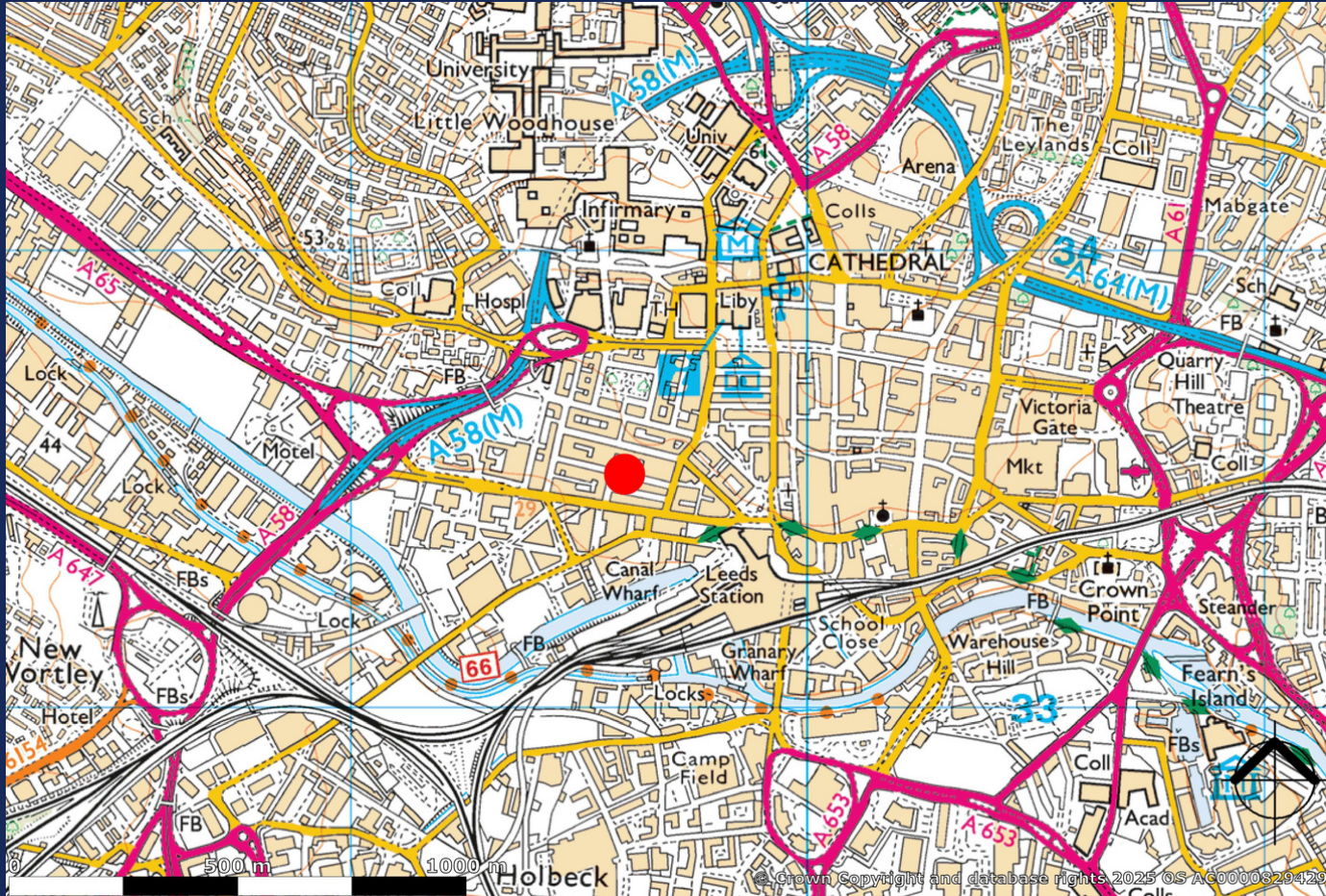
Investment Summary & Proposal

- Of interest to Investors, owner occupiers & developers
- Self-contained office investment totalling approx. 4,686 sq ft NIA.
- Freehold interest
- Potential to increase the investment value by renewing leases / re-letting at a higher rent
- Asset management opportunity
- Redevelopment opportunity (stp)
- **We are seeking offers, Subject to Contract, in the region of £845,000 for the freehold interest, subject to contract and exclusive of VAT**
- The quoting price reflects a Capital Value of £180 psf

Asset Management Opportunities

The property offers a range of asset management opportunities including:

- Negotiating lease renewal terms
- Exploring re-letting / letting opportunities
- Possibility of undertaking refurbishment works



Viewings



Jay Dhesi

07518 290 500

jay.dhesi@sw.co.uk



Richard Dunn

07801 767 859

richard.dunn@sw.co.uk

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