

FOR SALE

INCOME PRODUCING OFFICE BUILDING with ON-SITE PARKING & ALTERNATIVE USE POTENTIAL (STP)

3,445 sq.ft.



- CENTRAL GARFORTH LOCATION
- SUITABLE FOR OWNER OCCUPIERS & INVESTORS
 - GROUND & LOWER GROUND FLOORS LET
 - GENEROUS ON-SITE CAR PARKING

Lidgett House, 56 Lidgett Lane, Garforth, Leeds, LS25 1LL

LOCATION

Lidgett House is well located in central Garforth, just off the very popular Main Street (less than 300 yards away) which forms the main retail/leisure street in Garforth. The property therefore benefits from a range of amenities as you would expect from its central location, with a plethora of shops, cafés and restaurants all being within walking distance.

Lidgett House also benefits from excellent transport links, with Garforth Train Station situated just a 15-minute walk away and access to the M1 being less than a 5-minute drive north or east of the property. Therefore, in addition to all of the amenities already on its doorstep, Lidgett House also benefits from easy motorway access to places such as The Springs shopping centre on Thorpe Park, which is just a 7-minute drive away.

DESCRIPTION

Lidgett House is an attractive three-storey office building, with additional lower ground floor space and a separate, fully detached garage at the rear of the property. There is car parking space at the front and the rear of the property.

The ground floor and lower ground floor benefit from its own independent access at the front of the property, and this part of the building is currently let to an office occupier. The upper floors are independently accessed from the rear of the property and are fully vacant.

The accommodation benefits from the following specification features: -

- Fully carpeted floors and painted / plastered walls
- Private offices, meeting rooms and breakout areas
- Suspended ceilings with LED lighting in ground floor office
- Suspended ceilings with CAT II lighting in parts of upper floors
- Original features
- Kitchen and W/C facilities
- Gas central heating
- Excellent natural light

PARKING

There are a generous **15** marked external on-site car parking spaces, with the opportunity to create more by utilising the garage at the rear of the property (which is currently only used for storage purposes). There may also be the opportunity to create more externally.

ACCOMMODATION

The accommodation provides the following net internal floor areas: -

Description	Approximate Net Internal Floor Area	
	m ²	ft ²
Lower Ground Floor	19.14	206
Ground Floor	137.49	1,480
First Floor	113.38	1,220
Second Floor	50.04	539
Total	320.05	3,445

TENANCY INFORMATION

The Ground and Lower Ground Floors are currently let to Howard Matthews (accountants) until 31 October 2026 at a passing rent of £13,500 per annum.

Please contact the sole selling agents for further information including a copy of the lease.

EPC

The property has been assessed for Energy Performance Certificate (EPC) purposes and has a rating of D (85).

RATES

The property has been assessed for rating purposes and has the following rateable values:-

Ground Floor & Basement	—	£11,000
1 st and 2 nd Floors	—	£13,500

VAT

The property is registered for VAT purposes.

PRICE

Offers in the region of **£450,000** are invited to purchase the freehold interest in the property.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole selling agents: -

CARTER TOWLER
0113 245 1447

James Jackson

jamesjackson@cartertowler.co.uk

07920 812275

Clem McDowell

clemmcdowell@cartertowler.co.uk

07432 013246

Tom Newstead

tomnewstead@cartertowler.co.uk

07538 680333

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter Towler, on their behalf and for the sellers or lessors of this property whose agents they are, give notice that : (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is February 2025. For information on our Privacy Policy please visit our website - www.cartertowler.co.uk