

REVISED PRICE:
OFFERS OVER £1,500,000



Sanderson
Weatherall

FOR SALE

Substantial Refurbishment /
Redevelopment Opportunity

Suitable for a Variety of Uses including
Residential Conversion (STP)

26/27 PARK SQUARE WEST
LEEDS, LS1 4PL

Location

26/27 Park Square West lies at the heart of Leeds' traditional central business district. The building occupies an enviable position, situated directly on Park Square and provides desirable views of the manicured gardens and surrounding period buildings. The property is a short walk from Leeds Station and the retail core.

The area remains a popular location for a variety of businesses, with occupiers including DAC Beachcroft, Orega Business Centre, Northedge Capital, Harley Medical & Arden University.

Description

The Grade II Listed building comprises a handsome, mid-terrace Georgian property of brick construction beneath a pitched, slate covered roof.

Originally two separate properties, the buildings have been linked to facilitate occupation by a single occupier albeit they could be reinstated to separate properties in the future.

26/27 Park Square West provides traditional office accommodation over basement, ground and three upper floors and retains many period features including a tiled entrance hall, feature staircase, exposed roof beams, sash windows and a large, feature bay window to the rear elevation.

Externally, there is a pleasant courtyard area which in turn leads to a garage and store with the garage served by an electric roller shutter door and access from Somers Street.



Accommodation

Description	Approx. Net Internal Floor Area	
	Sq m	Sq Ft
26 Park Square		
Basement	61.32	660
Ground Floor	63.92	688
First Floor	60.72	654
Second Floor	59.26	638
Third Floor	14.06	151
Sub Total	259.28	2,791
27 Park Square		
Basement	64.82	698
Ground Floor	65.87	709
First Floor	62.87	677
Second Floor	57.78	622
Third Floor	33.78	359
Sub Total	285.12	3,065
Total	544.40	5,856
Garage	109.29	1,176
Garage Mezzanine	15.09	162

Rateable Value

Address	Description	Rateable Value (From 1st April 2023)
26 / 27 Park Square West	Offices and premises	£60,500



26 Park Square

Energy Performance Certificate (EPC)

The property has been assessed and has a rating of E (123). A full copy of the EPC is available on request.

Use

The property is currently being used as an 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.

Tenure / Terms

The property is available on a Freehold basis and will be sold with vacant possession.

Guide Price

Offers in excess of £1,500,000 + VAT for the whole. Offers are also invited for 26 & 27 Park Square individually.

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. We understand the property is not elected for VAT purposes.

Money Laundering

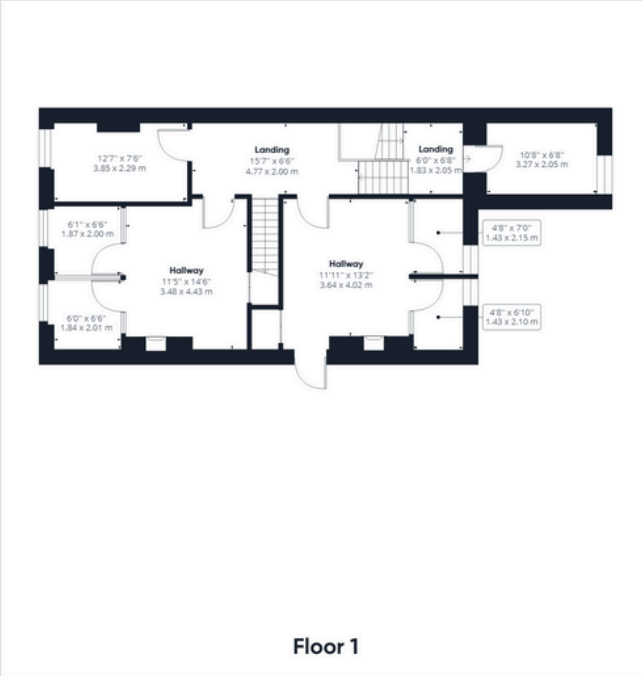
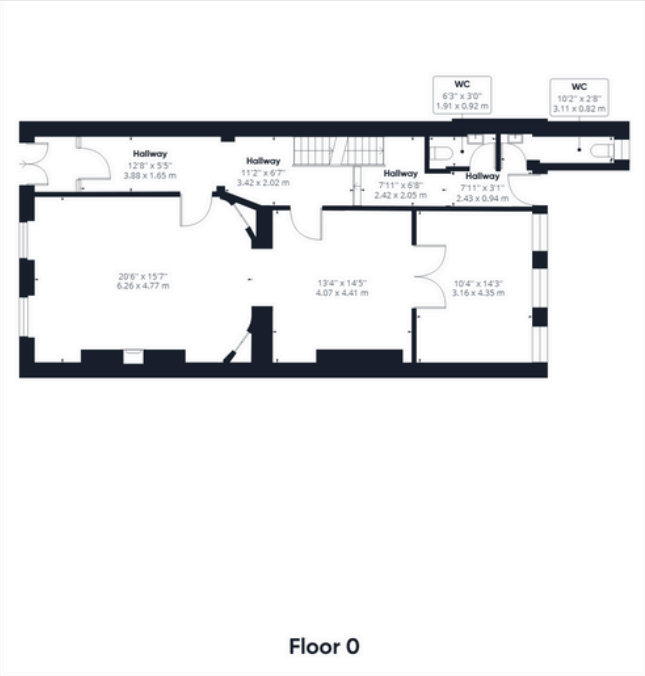
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Typical office accommodation

26 Park Square Title Number: WYK818980
27 Park Square Title Number: YWE31287

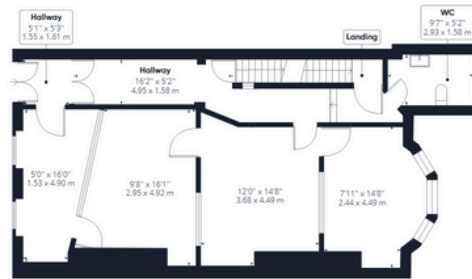
26 Park Square - Floor Plans



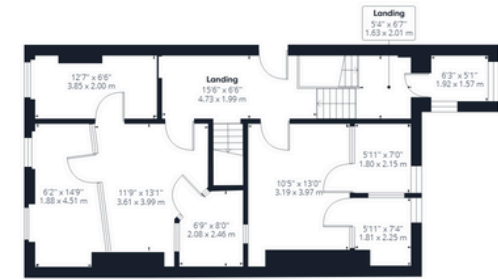
27 Park Square - Floor Plans



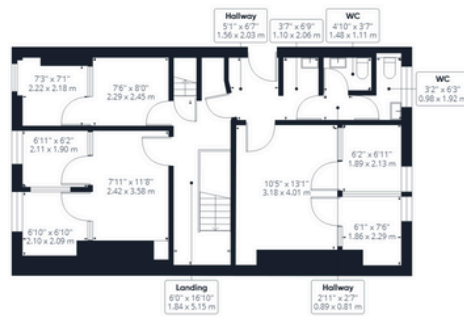
Floor -1



Floor 0



Floor 1



Floor 2



Floor 3



Viewings

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