

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**

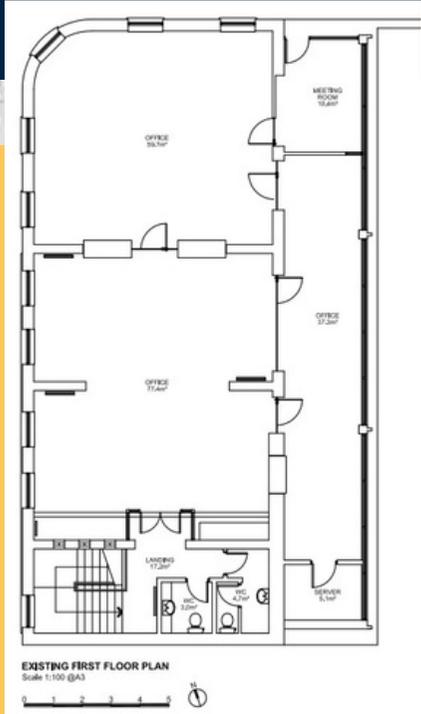
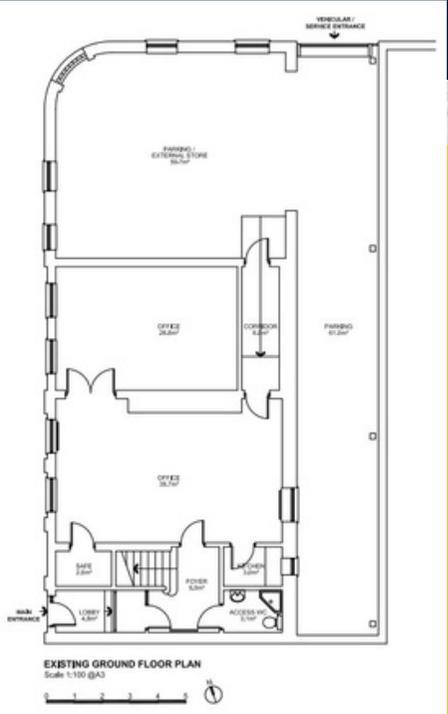
LOCATION

Clarence House is prominently positioned on the corner of Black Bull Street, 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.

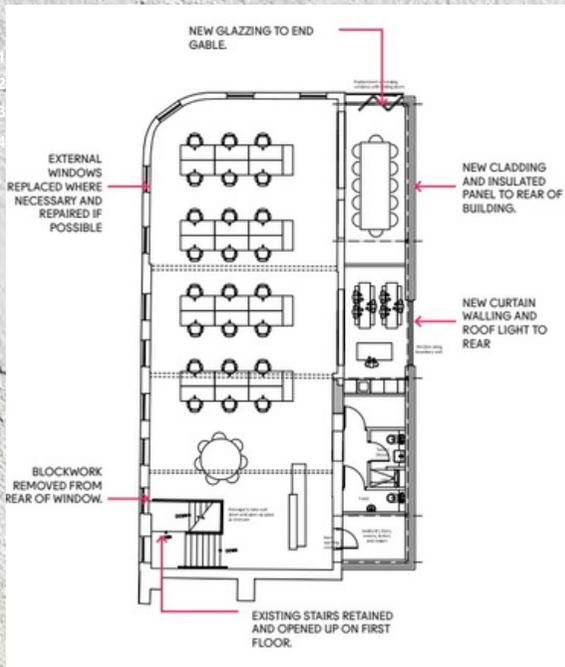
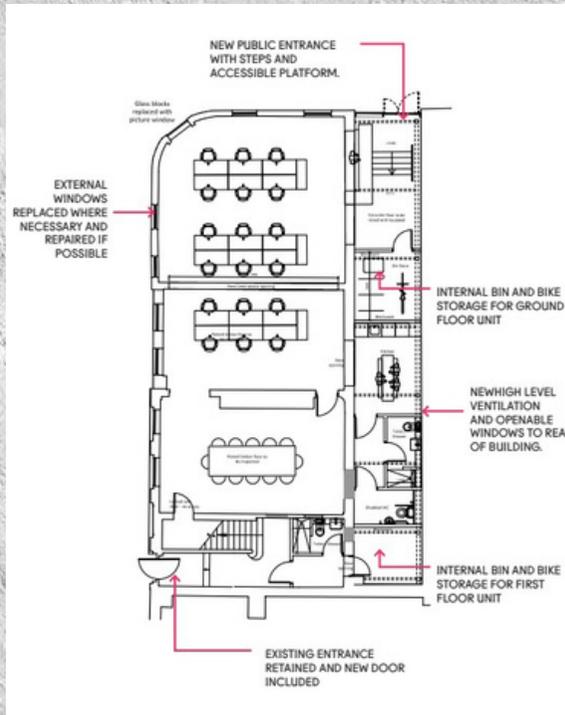
The surrounding area comprises a mix of residential, educational, and commercial occupiers, with a number of established businesses and trade operators nearby, alongside growing residential developments.



ACCOMMODATION

INTERNAL AREAS	SQ M	SQ FT
Ground Floor (usable internal)	96.7	1,041
First Floor	214.8	2,312
Internal Area	311.5	3,353
PARKING / EXTERNAL STORES		
Parking + External Store (combined)	155.2	1,671
BUILDING TOTAL AREA	466.7 SQ M	5,024 SQFT

REFURBISHMENT POTENTIAL



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.

*PRECEDENT IMAGES



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

TENURE

Freehold Title Reference WYK512021

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.

For indicative purposes only.

CONTACT

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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