CARTER TOWLER
Chartered Surveyors

For Sale

Princess Works

New Princess Street, Leeds, LS11 9BA

LONG LEASEHOLD WAREHOUSE WITH OFFICE FOR SALE

8,753 sq ft
(813.18 sq m)

- LONG LEASEHOLD EXPIRY 2058
- WORKSHOP/WAREHOUSE WITH OFFICES
- SELF CONTAINED
- SECURE YARD AND PARKING
- STRONG LOCATION ADJACENT TO AND VISIBLE FROM M621

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www.cartertowler.co.uk

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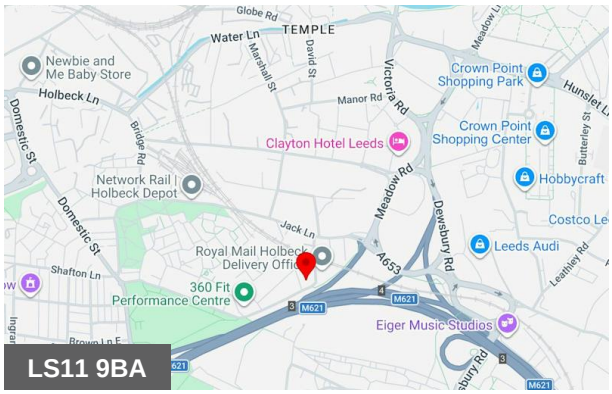
Summary

Available Size	8,753 sq ft
Price	Offers in the region of £350,000
Rates Payable	£20,583.75 per annum
Rateable Value	£41,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)



Description

The premises consist of steel portal frame building with steel clad elevations and brick infill. The two storey offices are of brick and block construction.

- 2 storey offices;
- Kitchen, WC's and store rooms;

Location

The property is prominently located on New Princess Street adjacent the M621.

Leeds City Centre is 1 mile North of the premises and Junction 3 of the M621 is adjacent.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	4,231	393.07
Building - Ground and First Floor Offices	4,522	420.11
Total	**8,753**	**813.18**

Terms

The property is available by way of assignment of a long leasehold interest to Trinity College, Cambridge due to expire 31st July 2058 with a current passing ground rent of £8,200 per annum exclusive. A copy of the long leasehold interest is available upon request.

Use

We believe the property falls under Use Classes E (formerly B1[c]) – Light Industrial, B2 – General Industrial and B8 – Storage and Distribution. Interested parties are advised to make enquiries with the council.

Viewing & Further Information

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