



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

PRINCIPALLY SINGLE STOREY WORKSHOP/INDUSTRIAL PREMISES

**HALES ROAD, WORTLEY, LEEDS,
WEST YORKSHIRE, LS12 4PL**

419m² (4,509 sq ft)



- Essentially single storey engineering/workshop premises with internally built offices
- Conveniently located less than 3 miles west of Leeds city centre
- Situated on a self contained site including car parking and increasingly infrequent opportunity to purchase - Available **October 2023**

0113 2348999

Location

The premises are situated on Hales Road, close to its junction with Lower Wortley Road, off Leeds outer ring road. The premises are located within an established commercial area less than 3 miles to the south west of Leeds city centre and within 1 mile of access to the motorway network (Junction 1, M621).

Description

The property comprises a single storey brick built part clad industrial workshop building under a flat concrete roof. To the front there is a roller shutter door providing access into the main open plan workshop, which includes mezzanine storage, and the premises do have internal partitioning to provide two private offices, general office/reception along with ladies and gents toilets.



Externally the premises benefit from a surfaced car park to the front, side driveway along with grassed area to the rear.

Accommodation

Workshop/offices 397.60m² (4,280 sq ft)

Comprising open plan workshop/factory space with loading door to the front, fluorescent lighting along with gas fired boiler.

Mezzanine (restricted headroom) 21.32m² (229 sq ft)

Gross Internal Floor Area 418.92m² (4,509 sq ft)

Services

We are advised the premises benefit from mains water, sewer drainage, gas and electricity along with individual services including heating and lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Non Domestic Rating

The subject premises are assessed at Rateable Value £25,750.

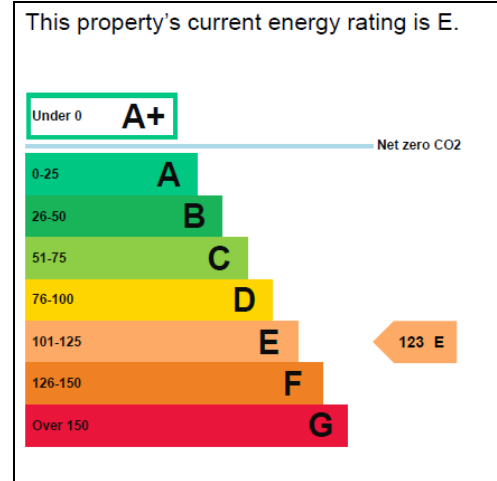
The National Uniform Business Rate for 2023/24 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We understand the premises benefit from their established industrial use.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council Tel: 0113 2224444.

Energy Performance Certificate



Price

Seeking offers in the region of £397,500.

VAT

The price is quoted exclusive of VAT and VAT to be charged at the appropriate rate, if applicable.

Vacant Possession

The current occupiers have a licence agreement expiring in September 2023.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 3391/A/M
Amended July 2023

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.