



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**GRADE II LISTED OFFICES &
STORES WITH PARKING**

**16 & 18-22 CANAL WHARF,
LEEDS, LS11 5PS**

262.92m² (2,830 sq. ft)

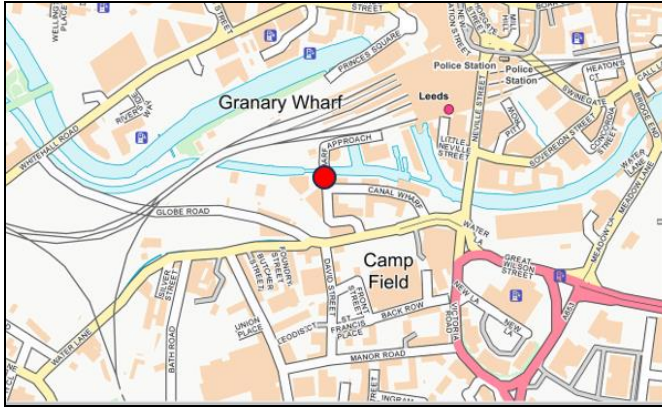


- Edge of city, canal side location close to the railway station
- Rare freehold opportunity
- Dedicated car parking
- Currently arranged as two separate offices
- Potential for reconfiguration and alternative uses (STP)

0113 2348999

Location

The premises are located at Canal Wharf, off Water Lane, immediately to the south of the Leeds & Liverpool Canal, close to Leeds central Railway Station and the Granary Wharf development. Mustard Wharf Tower Works is adjacent, offering boutique living and Barrecore Fitness is opposite in the Spice Mill residential development. Hilton Double Tree Hotel is very nearby.



Description

Originating from 1816 the former Lock Keepers offices and dwelling provide administrative office accommodation arranged within a series of private and general offices with the following floor areas: -

16 Canal Wharf

Floor	M ²	(sq. ft)
GF	28.36	(305)
FF	30.99	(334)
Total	59.34	(639)

There is a WC at first floor.

18-22 Canal Wharf

Floor	M ²	(sq. ft)
GF	100.67	(1,084)
FF	40.21	(433)
LGF 2 areas	40.06	(431)
B	22.61	(243)
Total	203.55	(2,191)

Upstairs is a shower room and separate WC.

Combined Total 262.92m² (2,830 sq. ft)

There is dedicated car parking to the rear.

Services & Amenities

Mains water, drainage, gas and electricity are connected to the buildings. Each building is heated by a series of pipes and radiators supplied by central gas fired boilers.

The services and installations have not been tested and prospective purchasers must rely upon their own investigations in connection with condition and capacity.

Rating

We have obtained information from the Valuation Office website confirming the rating assessments as follows: -

16 Canal Wharf RV £9,800
18-22 Canal Wharf RV £15,250

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate (EPC)

16 Canal Wharf has an EPC rating of D (79) expiring May 2028.

18-22 Canal Wharf has an EPC rating of E (113) expiring April 2034.

Price

Offers are invited in excess of £400,000 for the freehold interest.

VAT

The property is opted to tax and VAT is applicable upon the price.

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
Richard Barker
Andrew Steel

Tel: 0113 234 8999
richard@michaelsteel.co.uk
andrew@michaelsteel.co.uk

Our Ref: 0776/A/S
July 2024

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

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.