



4 Middleton Grove, Leeds, West Yorkshire, LS11 5LP



*Guide Price £115,000 to £125,000



For Sale by auction on Wednesday 13th July 2016

SUMMARY

Likely to appeal to the owner/occupiers and developers alike, this vacant industrial unit has been fire damaged in recent years and is now in need of refurbishment or redevelopment. The open plan warehouse space totals approximately 718 sq meters (7700 sq feet) with a further 350 sq metres (3770 sq feet) of office and storage accommodation over the ground and mezzanine levels. The property sits on a plot of approximately 0.37 acres (1.5 hectares) and is located on the fringes of an established industrial estate with the nearest motorway junction less than a mile away.

Please note, the site does house a substation and Japanese knotweed has been identified on its south west border.



4 Middleton Grove, Leeds, West Yorkshire, LS11 5LP

TENURE – Freehold

SERVICES – Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

NB: Services, apparatus and equipment have not been tested by Auction House and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.

LOCAL AUTHORITY – Leeds City Council

VIEWINGS – Strictly by appointment with Auction House Tel 0113 3933482

PLANS & PHOTOGRAPHS – The plans and photographs are there to aid identification of the property only. The plans are not to scale.

CHARGES AND PAYMENTS – Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £600.00 inc VAT in addition to the deposit.

***GUIDES** - Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



Viewing

By Appointment only through our
Auction House Branch

Open 5 days a week

Monday – Friday 09.00 – 17.30

Saturday- Sunday Closed

Auction House West Yorkshire is on Facebook and Twitter...

Auction House West Yorkshire / @AuctionHouseWY



0113 3933482

www.auctionhouse.uk.net/westyorkshire

The **property** auction specialist

