

**CARTER
TOWLER**

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FOR SALE

**34 Hyde Terrace
LEEDS
LS2 9LN**

34, Hyde Terrace
Leeds, LS2 9LN

LOCATION

34 Hyde Terrace is situated just off Clarendon Road in a popular and developing mixed commercial and residential area of the city. In close proximity to the main Leeds University Campus, Leeds General Infirmary and within easy walking distance of Leeds City Centre.

In recent years a large number of traditionally commercial buildings have been converted to residential accommodation in this location.

The property is located within the Woodhouse-Clarendon Road Conservation Area.

DESCRIPTION

34 Hyde Terrace is a Grade II Listed, double-fronted 3-storey and basement office building, set within substantial landscaped grounds.

To the rear there is a part single-storey and part two-storey toilet/ancillary block with a single storey detached timber annex building.

The property is attached to 32 Hyde Terrace on its eastern elevation but benefits from a large landscaped garden area including several mature trees to its western elevation.

ACCOMMODATION

Internally 34 Hyde Terrace provides accommodation at ground, first and second floors with additional basement storage. Most recently the accommodation has been used for office purposes and is divided on each floor to provide a number of larger and smaller individual offices together with kitchen and toilet facilities.

The accommodation is currently in poor condition.

FLOOR AREAS

34 Hyde Terrace provides the following approximate net and gross internal floor areas:-

Floor	N.I.A. (sq.ft.)	G.I.A. (sq.ft.)
Basement	-	1,048
Ground	2,059	2,475
First	1,828	2,421
Second	453	764
Total	4,340	6,708

SITE AREA

Attached is an extract from Pro-map showing what we understand to be the correct boundaries of the total site edged red for identification purposes only.

The total site area is approx. 0.29 acres.

PLANNING

The current use of the property is B1 offices.

A feasibility study has been prepared and a Pre-App enquiry of Leeds City Council Planning Services has been made for the following:-

- Change of use to residential
- Demolition of rear two storey extension and single storey timber outbuilding.
- Formation of new vehicular access and four parking spaces with landscaping.
- Alterations and rear extension to existing building to form one studio and six apartments.
- New two storey building to provide five apartments.

This Pre-App enquiry has been considered favourably by Leeds City Council Planning Services and is, in principle, agreed.

A copy of the feasibility study prepared by DLA Design is available on request.

A copy of the "in principle approval" letter to the Pre-App enquiry from Leeds City Council is also available on request.

TENURE

Freehold with vacant possession.

PRICE

Offers are invited in excess of **£900,000**.

VAT

The property is not registered for VAT purposes.

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole letting agent:-

CARTER TOWLER

(0113) 245 1447

Contact: Phil Shopland-Reed or Richard Fraser or Harriet Lawson

philipsreed@cartertowler.co.uk

richardfraser@cartertowler.co.uk

harrietlawson@cartertowler.co.uk

(REF: RF/DAH/)

Details prepared June 2019



NOTE:
 Consultant must verify all dimensions on this plan by commencing any work or stop drawings.
 If it is found that the dimensions are incorrect, the Consultant is to be responsible for the error.
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 Design Date: 07/04/10
 Drawn: 07/04/10
 Checked: 07/04/10

Proposed Site
 Boundary

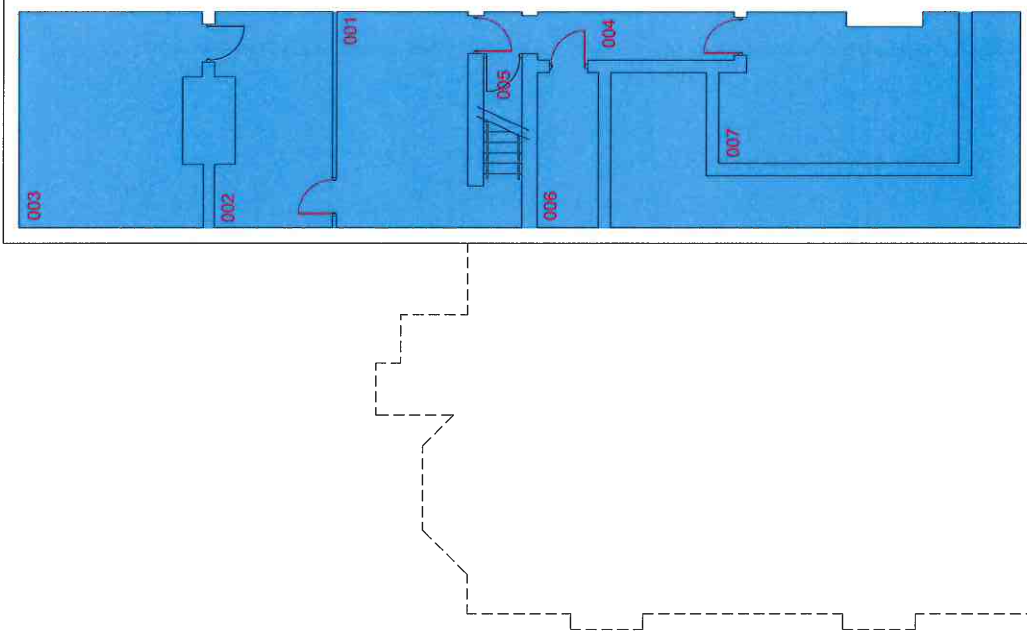




Leeds Teaching Hospitals NHS Trust - Occupation

Room Schedule

Current Vacant Space = 86.64 sq.m




A	06-10-17	Building Vacated - July 2017	
	Rev	Date	Description
NTSC			
34 Hyde Terrace			
Basement Level			
Vacant Building			
Scale:	NTS	Drawn:	AS
Date:	21-07-04	Revision:	A
Drawing No:			
External Properties/34/47/04/H08			
Scale:	NTS	Drawn:	AS
Date:	21-07-04	Revision:	A
Drawing No:			
External Properties/34/47/04/H08			

External Property (Freehold)

34 Hyde Terrace - Basement Floor Level - Currently Vacant (2017)

Leeds Teaching Hospitals NHS Trust - Occupation

A	08-10-17	Building Voucher - July 2017	Description		Drawing No.	Scale:	NTS	Date:	21-07-04	Drawn:	AS	Checked:
			Rev	Date								
			Yilic	34 High Torrance Ground Floor Level Vibrant Building								
<div><div><p>St James's University Hospital, Beckett Street, Leeds, LS9 7TT</p></div><div><p>Ensuite & Facilities at Leeds</p></div></div> <p><small>The Leeds Building Information</small></p> <p>Do not scale this drawing, figure dimensions to be worked to in all cases. Check and confirm dimensions prior to work commencing. Check building footprint and level with site data.</p>												

Current Vacant Space = 223.87 sq.m



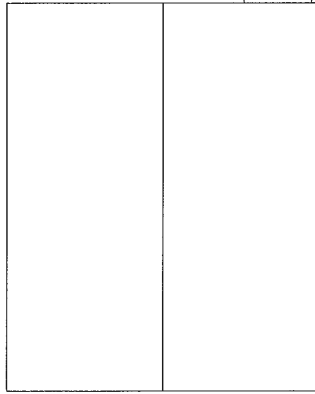
A	Rev	Date	Description
	06-10-17	Bidding Vacated - July 2017	

Plot:	24, Hyde Terrace First Floor Plan Vincent Building
Scale:	NTS
Drawing No:	21-07-04
Date:	21-07-04
Drawn:	AS
Revision:	A
Checked:	

External Properties:04-1794-T101

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Leeds Teaching Hospitals NHS Trust - Occupation

Room Schedule

Current Vacant Space = 61.06 sq.m

External Property (Freehold)

34 Hyde Terrace - Second Floor Level - Currently Vacant (2017)
Leeds Teaching Hospitals NHS Trust - Occupation

Rev	Date	Description
A	06-10-17	Building Vacated - July 2017
Title:		
Vasey Building		
Second Floor Plan		
Research & Development		
Scale:	NTS	Drawn: AS
Date:	21-01-04	Revision: A
Drawing No:	External Properties/24-HT2H-T02	
Drawing No:		
Checklist:		
Estate & Facilities		
at Leeds		
St James's University Hospital, Beckett Street, Leeds, LS9 7TF		
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