

RAPLEYS

FOR SALE Prominent Roadside Property

rapleys.com
0370 777 6292

313 Dewsbury Road,
Leeds LS11 5LQ

CONTACT **Thomas Ball**
07831 842859 | thomas.ball@rapleys.com

Alfred Bartlett
07738 090760 | alfred.bartlett@rapleys.com



Prominent roadside opportunity

Approximately 700 sq m
(7,538 sq ft) building on a
0.2 hectare (0.5 acre) site

Suitable for a variety of uses
including retail, restaurant,
drive-thru or trade counter
(subject to planning)

Nearby occupiers include **Shell**,
restaurants and independent
retailers

Potential to refurbish to suit
occupier requirements

FOR SALE
Prominent Roadside Property

CONTACT **Thomas Ball**
 07831 842859 | thomas.ball@rapleys.com

Alfred Bartlett
 07738 090760 | alfred.bartlett@rapleys.com

rapleys.com
0370 777 6292

313 Dewsbury Road,
 Leeds LS11 5LQ

Location

The property is located on the corner of Middleton Grove and the busy A653 Dewsbury Road which connects with Junction 3 of the M621, approximately 1 mile to the North, with Leeds city centre approximately 2.5 miles to the North. The surrounding area is mixed residential and industrial in character. The property benefits from over 15,000 vehicle movements per day on Dewsbury Road (DFT 2015).

Description

The subject property is a former **Kwik-Fit** autocentre premises comprising a two storey brick building with offices fronting Dewsbury Road and former workshop area to the rear. The workshop was previously used as MOT and car repair bays, with customer parking to the front, seven roller shutter doors, a small reception area, customer toilets and ancillary staff facilities.

Accommodation

The property comprises the following approximate gross internal floor areas:

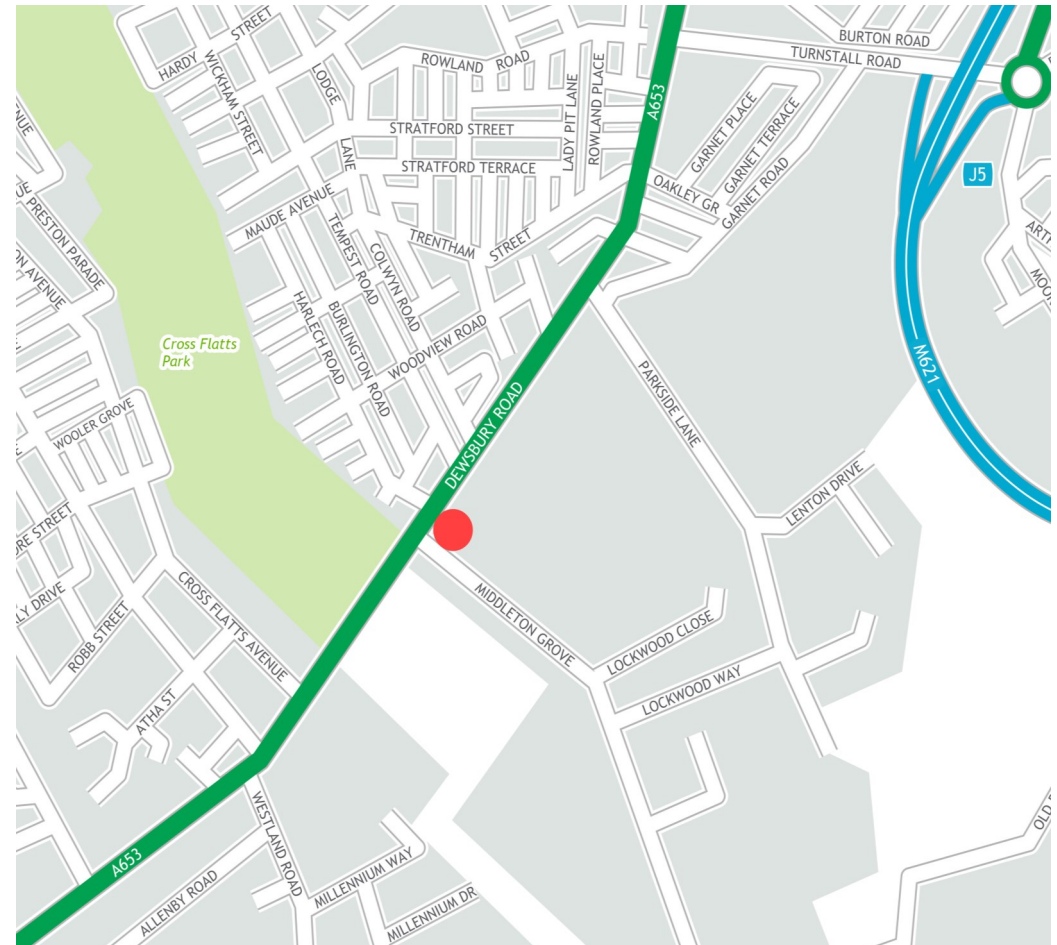
	Sq m	Sq ft
Ground floor	644.9	6,941
First floor	55.5	597
Total	700.40	7,538

	Hectare	Acre
Total Site Area	0.20	0.50

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Freehold.



FOR SALE
Prominent Roadside Property

rapleys.com
0370 777 6292

313 Dewsbury Road,
 Leeds LS11 5LQ

CONTACT **Thomas Ball**
 07831 842859 | thomas.ball@rapleys.com

Alfred Bartlett
 07738 090760 | alfred.bartlett@rapleys.com

Terms

Offers are invited for the freehold interest.

Planning

We are advised that the premises fall within Use Class B2 of the Town and Country Planning (Use Classes) Order 1987 (most recently having been used as vehicle repair/MOT centre).

It is suitable for a variety of alternative uses, subject to obtaining the necessary planning consent. Interested parties are advised to make their own enquiries of Leeds City Council.

Rating

We are advised that the Rateable Value for the property is £57,000 and the UBR for 2019/20 is 50.4p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Energy Performance

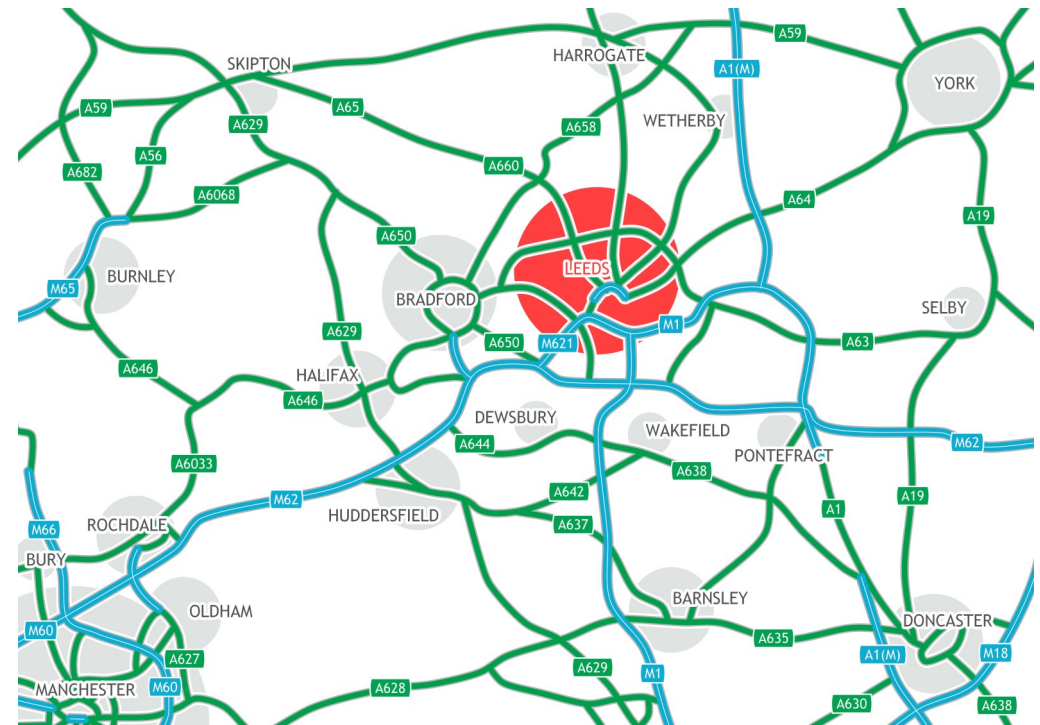
Energy Performance Asset Rating: E-116.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment via the sole marketing agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in April 2017 (updated July 2019).