



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

# **COMMERCIAL SITE**

**22 HOLBECK LANE, LEEDS, LS11 9UN**

0.122ha (0.277 acres)

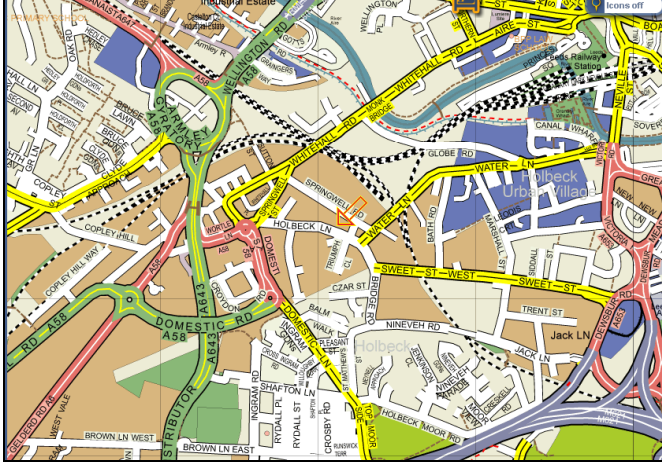


- Conveniently located for city and access to Motorway network
- Suitable for variety of uses subject to planning
- Established commercial/industrial location
- Available from September 2018

**0113 2348999**

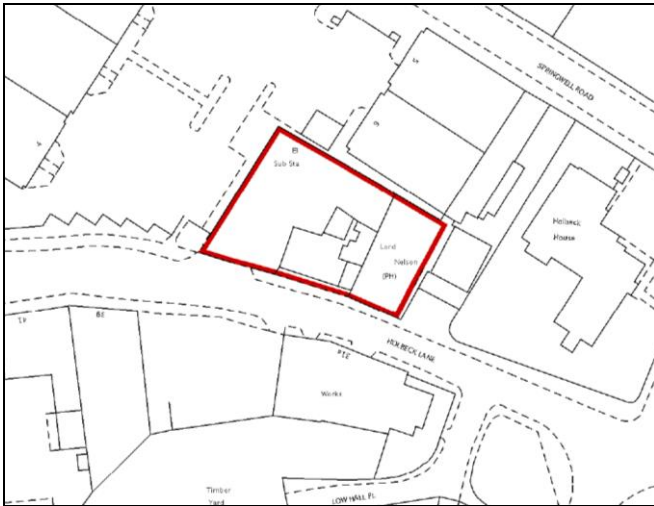
## Location

The site is on the northern side of Holbeck Lane close to its junction with Water Lane and Bridge Road. Holbeck Lane is south west of the city centre and is approached from Wortley Lane and the A643 from the Armley Gyratory and is within ¾ a mile of junctions 2, 2A and 3 of the M621.



## Description

The site is the former location of the Lord Nelson Inn (now demolished) and is adjacent to the Emmanuel Trading Estate. The site is predominantly level and regular in shape with frontage to Holbeck Lane of c43m and average depth of c25m.



## Rating

To be assessed.

## Planning

Please note that permission has been refused to use the site as a car wash.

## Services

We understand all mains services are available to the property. Prospective tenants must satisfy themselves as to the condition and capacity of the services available to the site.

## Lease Terms

A new lease for a term to be agreed is to be granted at a commencing rental of £12,000 per annum exclusive.

## VAT

VAT is applicable

## Landlord and Tenant Act

The lease is to be drafted outside the security of tenure provisions afforded by the 1954 Landlord and Tenant Act.

## Viewing/Enquiries

The site can be viewed from the roadside – please make further enquiries to the sole joint agents:-

**Michael Steel & Co**  
Richard Barker

Tel: 0113 234 8999  
[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)

**Carter Towler**  
Josh Holmes

Tel: 0113 245 1447  
[joshholmes@cartertowler.co.uk](mailto:joshholmes@cartertowler.co.uk)

**Our Ref: 1550/A/S**  
June 2018

**Subject to Contract**



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**0113 2348999**  
[www.michaelsteel.co.uk](http://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.