



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of GDG Properties Ltd

FOR SALE

**INDUSTRIAL & OFFICE
COMPLEX – PART INCOME
PRODUCING**

**FLAXTON HOUSE, GREENMOUNT TERRACE, LEEDS,
WEST YORKSHIRE, LS11 6BX**

1,512m² (16,280 sq ft)



- Part single part two storey industrial and office complex being part income producing
- Benefiting from accessibility to both Leeds city centre and M62 along with junctions 3, 4 & 5 of the M621
- Suitable for either owner occupation or as an investment (previously split into 4 units)

0113 2348999

Location

Flaxton House is situated on Greenmount Terrace/Back Greenmount Terrace with frontages to Greenmount Lane and Flaxton View. The premises are located off Lady Pitt Lane, which is just off the main A653 Dewsbury Road, approximately two miles to the south of Leeds city centre.

Junctions 3, 4 and 5 of the M621 are located within close proximity, providing quick and easy access to the main arterial routes serving Leeds and the motorway network.

Description

Flaxton House comprises a part single storey predominantly two storey brick built workshop and office facility under a series of profile metal sheet, corrugated asbestos cement and slate roofs with concrete floors.



Externally Flaxton House benefits from on street parking immediately adjacent the property.

Accommodation

Units 1 & 2 1,281m² (13,795 sq ft)

Comprising ground floor workshop stores along with ground and first floor office suites (which have previously been split and occupied separately).

Unit 3 231m² (2,485 sq ft)

Comprising the rear single storey workshop (occupied by Keepmoat Regeneration).

Gross Internal Floor Area 1,512m² (16,280 sq ft)

Services

We are advised Flaxton House benefits from mains water, sewer drainage and electricity (including a three phase supply) in addition to individual appliances including heating and lighting. However, no tests have been carried out on any of the aforementioned services nor the heating or comfort cooling installations and therefore we are unable to comment as to

their condition or capacity.

Rating

We are advised Flaxton House has previously been split for rating purposes and RVs are as follows:-

Part Unit 1	Office & Premises (HEC)	RV £10,500
Part Unit 1	Office & Premises (Vacant)	RV £11,750
Unit 2	Workshop & Premises	RV £13,000
Unit 3	Workshop & Premises	RV £17,000

The National Uniform Business Rate for 2019/20 is 49.1p in the £, ignoring transitional phasing relief and allowances for small businesses.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with Leeds City Council on Tel 0113 2348080.

Tenancies

Unit 3 is occupied by Engie Regeneration Ltd T/as Keepmoat Regeneration Ltd by way of a 3 year lease renewal from November 2017 with a current passing rent of £9,500 per annum exclusive.

Unit 4 is now occupied by a Ministry by way of a 3 year lease from May 2019 with rent of £6,420 per annum.

The remainder of Flaxton House can be offered with vacant possession or, subject to any purchaser requirements, various short term flexible tenancies.

Additional information available upon request.

Price

Seeking offers in the region of £395,000.

Lease Terms

Individual sections of Flaxton House can be made available on new leases, for a period of 3 years or multiples thereof, plus the site service charge. Rent on application.

VAT

All rents and prices are quoted exclusive of VAT.

Legal Costs

In the event of any lettings, the ingoing tenant to be responsible for the landlord's reasonable legal costs.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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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.

Our Ref: 0360/A/M
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Subject to Contract