



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**CITY CENTRE OFFICE
INVESTMENT/DEVELOPMENT
OPPORTUNITY**

**KILKENNY HOUSE, 7 KING STREET/1a YORK PLACE
LEEDS, WEST YORKSHIRE, LS1 2HH**

605m² (6,510 sq ft) nett



- Well located central office building close to Leeds railway station
- Potential for a variety of alternative uses, including conversion to residential (STP)
- Benefitting from some income and onsite parking

0113 2348999

Location

Kilkenny House is situated at the corner of King Street and York Place immediately opposite The Metropole Hotel, within the heart of the professional and business sector of Leeds City Centre.

Kilkenny House is only a short walk from both the retail quarter and the railway station with a number of coffee shops, restaurants and bars all in the near vicinity.

Description

Kilkenny House is a substantial office property providing accommodation on lower ground, ground and 3 upper floors together with its own private car park accessed off York Place.

The ground floor accommodation is accessed off King Street, immediately opposite the Metropole Hotel, with the upper parts accessed separately off York Place.

Kilkenny House is internally divided to provide a number of office/studio suites on each floor each of which benefit from the following specification features: -

- Gas fired central heating
- Suspended ceilings
- Category 2 fluorescent lighting
- Carpeting and decorations to each suite
- Passenger lift serving all floors
- Shared kitchen facilities
- Male and female toilets on each floor

Accommodation

Kilkenny House provides the following net internal floor areas:-

Description	M ²	(sq ft)
Lower ground	137.96	(1,485)
Ground	78.50	(845)
First (King Street)	93.37	(1,005)
First (York Place)	57.60	(620)
Second (King Street)	92.44	(995)
Second (York Place)	58.06	(625)
Third (King Street)	52.03	(560)
Third (York Place)	34.84	(375)
Net Internal Floor Area	604.80	(6,510)

Tenancies

Floor	Tenant	Sq ft	Rent PA	Rent (psf)	Term	Lease Start	Lease Expiry
Basement	Occupier 1	1,485	£7,400	£4.98	10	31/5/16	30/5/23
GF & FF King Street	Occupier 2	1,850	£20,245	£10.94	7	18/3/13	31/5/23
3 rd floor King Street	Occupier 3	560	£5,600	£10.00	3	9/11/17	8/11/20

1 car space on licence at £2,000 per annum.

Estimated market rent in region of £76,000 per annum exclusive.

Current passing rent £32,245 per annum exclusive.

Car Parking

Kilkenny House has its own private car park accommodating up to 4 spaces (being double parked) accessed off York Place.

Rating

Each suite within Kilkenny House is separately assessed for rating purposes with further information available upon request.

Energy Performance Certificate

Kilkenny House has 2 separate EPC ratings. Ground and lower ground floor have an E (125) rating. The first, second and third floors have an E (110) rating.

Tenure

Freehold.

Price

Seeking offers in the region of £850,000 for the freehold interest (subject to existing tenancies as set out).

VAT

All rents and prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and source of funding will be required from the successful offeree prior to instructing solicitors

Viewing/Enquiries

Strictly by appointment only with the sole joint agents: -

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Our Ref: 0843/A/M
September 2020

Subject to Contract



Michael Steel & Co
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