



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

**PART INCOME PRODUCING  
LIGHT INDUSTRIAL/WAREHOUSE,  
SHOP & OFFICE**

**ACKROYD STREET, MORLEY, LEEDS, LS27 8PZ**

791.07m<sup>2</sup> (8,516 sq ft)



- Vacant warehouse of 620.19m<sup>2</sup> (6,676 sq ft)
- Existing income from two tenants of £10,860 per annum
- Freestanding cold store in situ (available by separate negotiations)

**0113 2348999**

## Location

The premises are located fronting the northern side of Ackroyd Street, close to its junction with Marshall Street, within approximately 0.25 miles of Morley town centre within an area of mixed land use.

## Description

The premises comprise a single storey two bay steel portal framed building with a two bay pitched corrugated cement fibre roof incorporating translucent roof lights. Concrete floor with ramp and internal tailgate loading via two steel roller shutter doors.

The warehouse section of the property has an eaves height of 6.25m, electrical and sodium lighting installations.

Internal concrete blockwork partitioning forms a two storey section fronting Ackroyd Street – let to two tenants occupying the ground and first floor business units respectively.

## Services

Mains three phase electricity, water and drainage are connected to the property. The utility supplies to the tenanted sections of the property are sub metered.

Prospective purchasers must satisfy themselves in respect of the condition and capacity of the building services.

## Accommodation

Floor	Description	M <sup>2</sup>	(sq ft)
SS	Warehouse	620.19	(6,676)
FF	Office	85.44	(920)*
GF	Shop/treatment room	85.44	(920)*
	<b>TGIFA</b>	<b>791.07</b>	<b>(8,516)</b>

\*estimated in respect of the gross internal area

## Tenure

The property is freehold.

## Tenancies

The warehouse/light industrial section of the property is vacant.

The first floor office is let to a private individual trading as a furniture restorer at a rent of £4,680 per annum.

The ground floor shop/treatment room is let to a private individual trading as 'Treat Your Feet' at a rent of £6,000 per annum.

The rents are payable monthly in advance exclusive of business rates, utilities and building insurance. The agreements are on a verbal basis. The tenants have been in occupation for a number of years.

## Business Rates

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Warehouse & Premises	RV £23,750
Shop & Premises at Ground Floor	RV £6,600
First Floor Office & Premises	RV £5,600

The National Uniform Business Rate for 2021/22 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## EPC

The premises have an EPC energy rating XXX

## Price

Offers in the region of £375,000.

## VAT

The price is exclusive of VAT, if applicable. It is understood VAT will not apply in this instance.

## Legal Costs

Each to be responsible for the for their own legal costs incurred in connection with a transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Andrew Steel

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

**Our Ref: 3077/A/S**  
**August 2021**

**Subject to Contract**



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**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.