FOR SALE

SUBSTANTIAL CHARACTER BUILDING OFFERING DEVELOPMENT POTENTIAL FOR A RANGE OF USES (STP)

828.140 sq m (8,914 sq ft) on a site of 0.214 hectare (0.529 acre)

107-109 King Lane, Moortown, Leeds LS17 5BP
DESCRIPTION

The property was originally constructed in the Victorian era with numerous subsequent alterations and additions. The accommodation is provided over four floors as follows:

**Basement** - separated into a number of storage rooms and a room containing the gas meter and recently-renewed twin gas-fired boilers.

**Ground Floor** - provides a number of meeting rooms and offices around a central hall, with male and female toilet facilities and kitchen.

**First Floor** - provides further meeting rooms and offices around a central corridor, with male and female toilet facilities and kitchen.

**Second Floor** - currently unused and un-modernised, it provides a number of rooms which could be brought into use for a range of purposes and offers access to the roof.

We understand that the property benefits from mains water, gas, electricity and drainage.

- 828.140 sq m (8,914 sq ft) detached premises
- Site of 0.214 hectare (0.529 acre)
- 4 miles north of Leeds city centre
- Close to A6120 Outer Ring Road
- Popular residential housing area
- Four storey Victorian building
- 38 Car parking spaces to the front of the property
- Rear courtyard provides further parking
- Suitable for a variety of uses (stp)
The property is located approximately 4 miles north of Leeds city centre, close to the A6120 Outer Ring Road which links all the arterial roads around the city and provides access to motorway junctions to the south and east of the city. The property lies close to the Moor Allerton District Retail Centre where occupiers include a Sainsbury’s supermarket, Homebase DIY store, Anytime Fitness gym and Argos store amongst others, including a public house, library and community hub. The Alwoodley Medical Centre has recently been developed nearby and a David Lloyd Leisure Club & Tennis Centre is also located nearby to the west of the subject property.

The locality is a popular residential housing area, providing a range of accommodation from local authority apartments immediately to the north of the property to substantial detached properties.

The area is well served by public transport, with regular bus services running down Stonegate Road/Meanwood Road (B6157) and Scott Hall Road (A61) to Leeds city.
**ACCOMMODATION**

The property has been measured in accordance with the RICS code of measuring practice 6th edition to provide the following Gross Internal Floor Area:

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>144.950</td>
<td>1,560</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>300.732</td>
<td>3,237</td>
</tr>
<tr>
<td>First Floor</td>
<td>297.278</td>
<td>3,200</td>
</tr>
<tr>
<td>Second Floor</td>
<td>85.180</td>
<td>917</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>828.140</strong></td>
<td><strong>8,914</strong></td>
</tr>
</tbody>
</table>

The Net Internal Floor Area of the main office floors is calculated as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>198.609</td>
<td>2,138</td>
</tr>
<tr>
<td>First Floor</td>
<td>215.782</td>
<td>2,323</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>414.391</strong></td>
<td><strong>4,461</strong></td>
</tr>
</tbody>
</table>
The site is accessed from Leafield Grange and there is surfaced car parking to the front of the property providing 38 spaces, some of which are laid out in tandem formation. In addition, a rear courtyard provides further parking for around five or six vehicles, plus a garage for three vehicles, accessed from King Lane.

We calculate that the area edged red on the title plan extends to approximately 0.214 hectare (0.529 acre).
EPC

Leafield House has an EPC rating of D-77. A copy of the report is available from the sole agents.

TERMS OF SALE

The property is offered for sale by private treaty on the basis that offers are invited on a conditional or an unconditional basis.

VAT

VAT will not be charged on the sale of the property.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

RATES

The current rateable value for the property is £40,000.

PLANNING

A pre-application enquiry has been submitted for a variety of alternative uses. Further details upon request.

VIEWING & FURTHER INFORMATION

Viewing of the property is strictly by appointment with the Sole Agents.
For further information please contact the Sole Agents:

Richard Corby
rcorby@lsh.co.uk
0113 245 9393

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. Designed by Richard Barber & Company. 0161 833 0555. June 2018.