



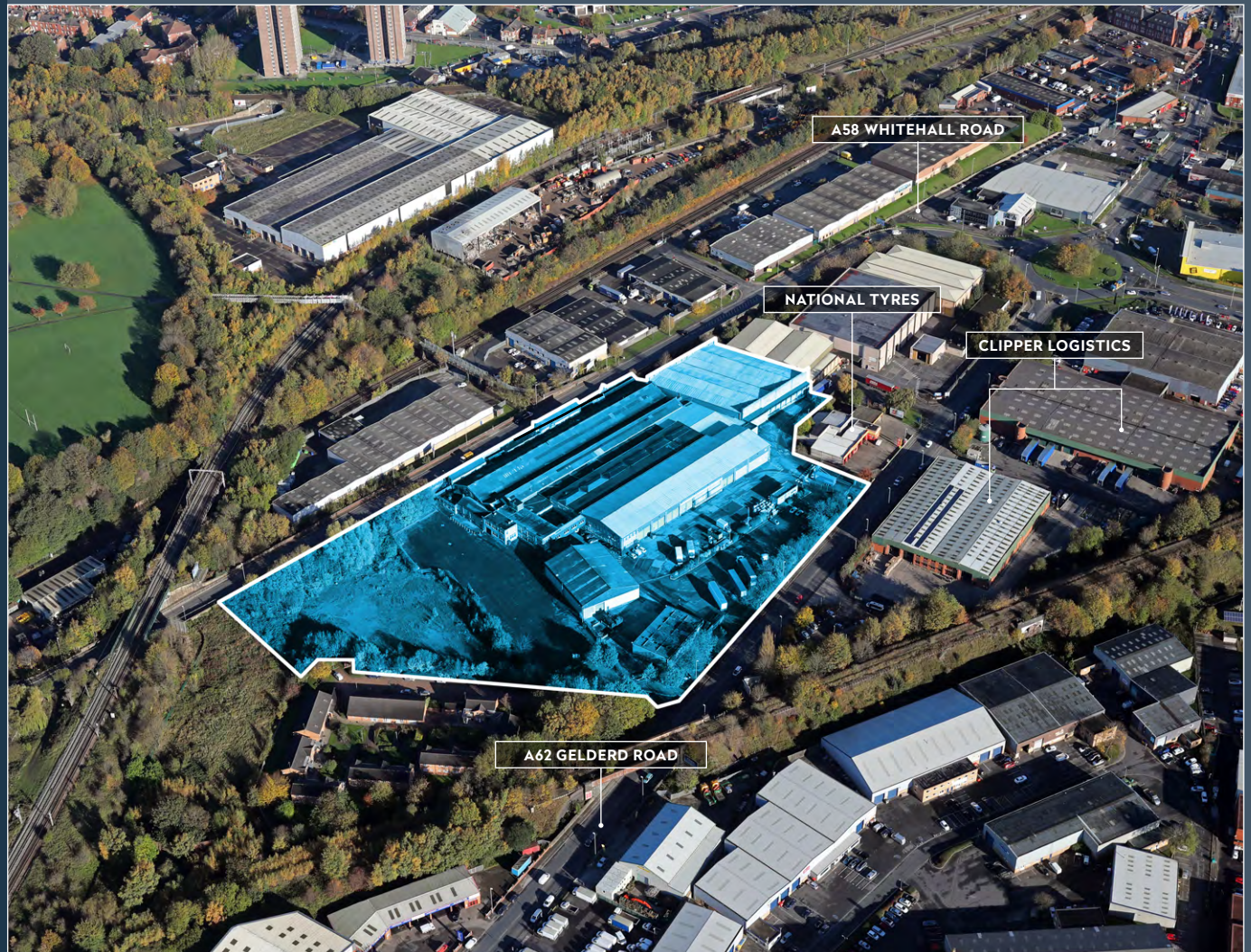
For Sale

ON BEHALF OF
M B Callaghan, I D Green and Z Hussain
Joint Administrators of
Palmer & Harvey McLane Limited

Former
Palmer & Harvey (Winerite) Site
Gelderd Road, Leeds LS12 6HJ

**Freehold
redevelopment site
of approximately
8.02 acres (3.25ha)**

08449 02 03 04
gva.co.uk/13913



INDICATIVE BOUNDARY

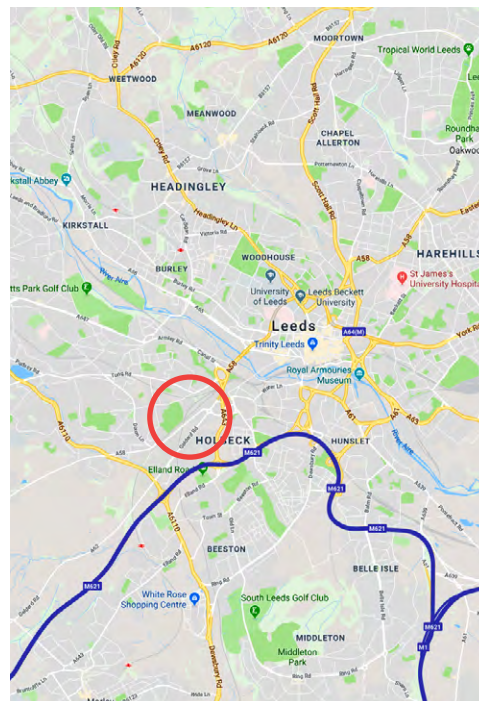
Key facts

- Freehold
- Long frontage to the A62 Gelderd Road, a very busy arterial route into/out of Leeds
- Additional visibility to the A58 Whitehall Road
- Approximate area 8.02 acres (3.25ha)
- Mixed use area, predominantly Motor Trade, Trade Counter and Distribution
- Suitable for redevelopment for a variety of commercial uses, subject to planning consent
- Subject to Contract

Further information available at gva.co.uk/13913

Location

Local occupiers include Big Yellow Self Storage, Vantage Toyota, Clipper Logistics, JCT600 Bentley, Evans Halshaw Hyundai, National Tyres and HiQ Tyres and Exhausts.

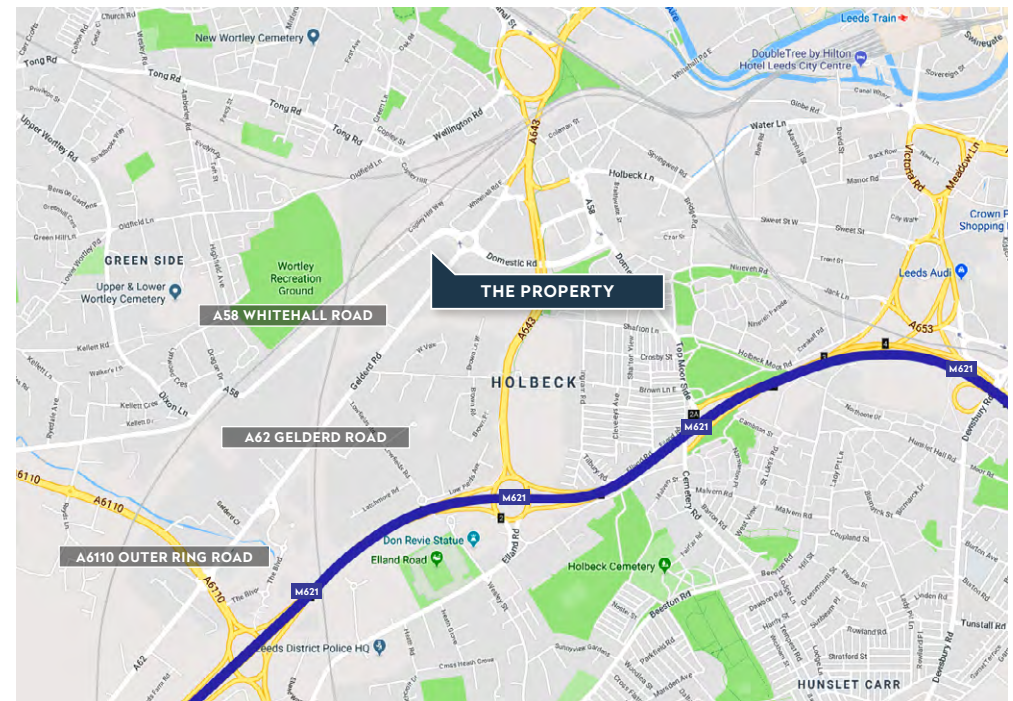


Description

An irregularly shaped site, benefitting from a considerable frontage to the A62 Gelderd Road. The site slopes up from Gelderd Road to Whitehall Road, and benefits from 3 access points; 2 directly onto Gelderd Road, and the 3rd off the side road, Bracken Court.

Currently, there are older industrial/warehouse units on the site, together with tarmac and concrete hardstanding areas, but these are towards the end of their economic life.

We expect most interest to be on the basis of the site being cleared and redeveloped. Alternative uses which could suit the site from a market perspective include Petrol Filling Station, Motor Trade, Trade Counter, Coffee/Fast Food, Light Industrial (subject to securing appropriate planning consent), in addition to storage and distribution.



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Tenure

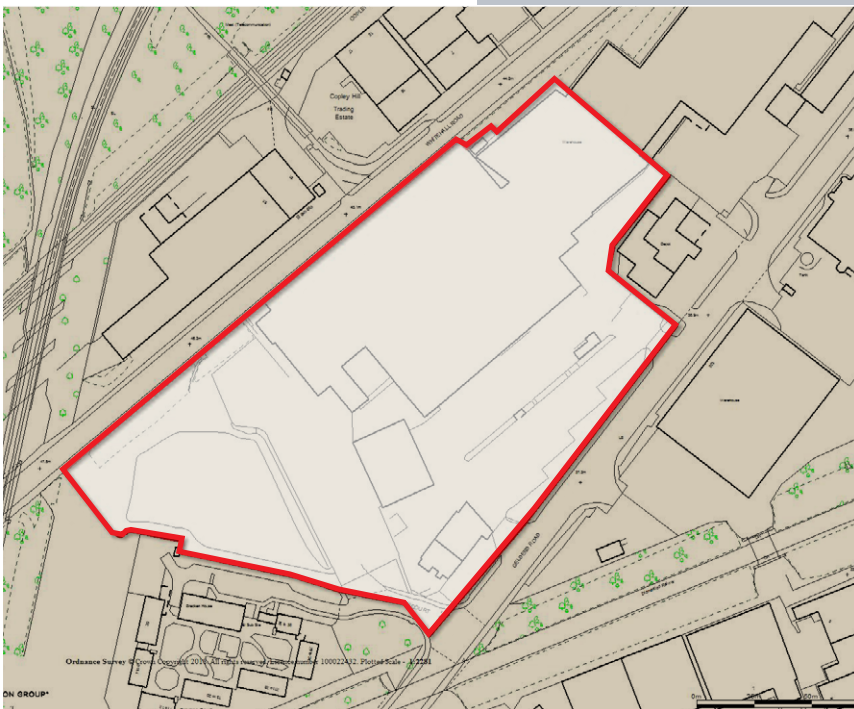
Freehold with vacant possession. We are not aware of any onerous clauses or restrictions, but interested parties should make their own enquiries in this respect.

Planning

We understand the previous use of the site was B8 Storage and Distribution. Alternative uses may be acceptable, subject to securing planning consent. Interested parties should make their own enquiries with Leeds City Council.

Viewing Arrangements and Sale Process

Access to site can be arranged via GVA. The vendor will be inviting bids for the freehold interest in the site. Further details of the bid process and timeframe will be sent to interested parties at the appropriate time.



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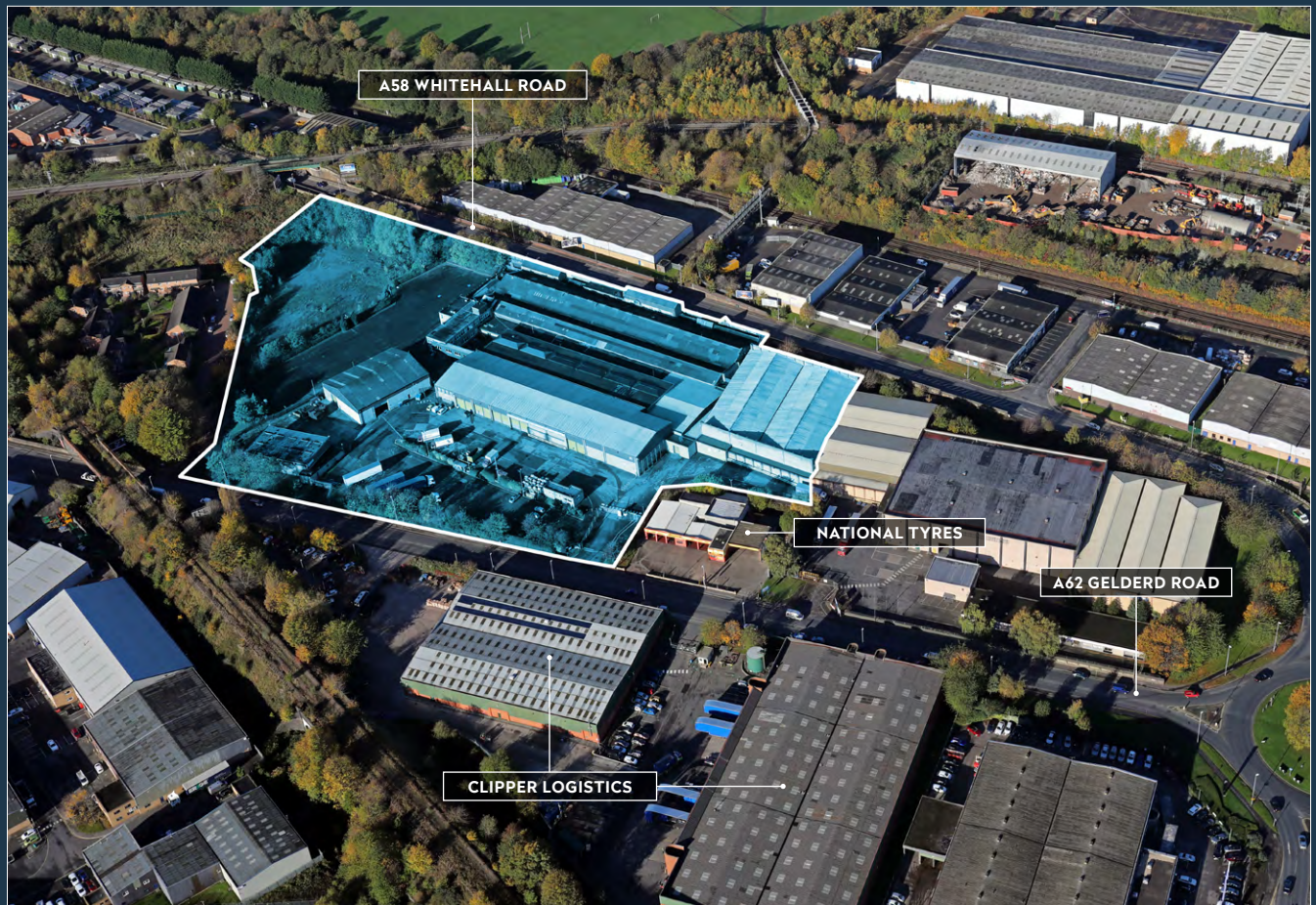
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