

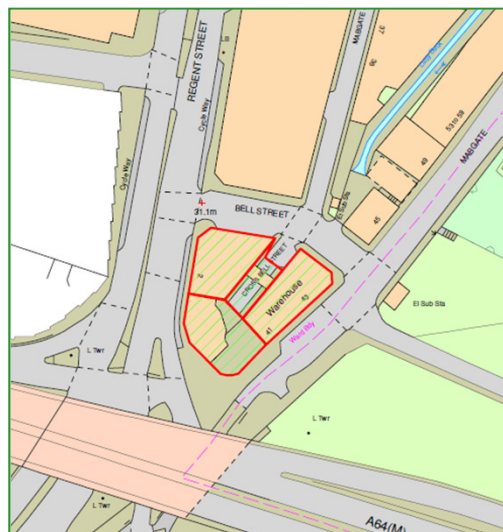
2 Regent Street
Leeds
LS2 7QA

FOR SALE FREEHOLD WITH VACANT POSSESSION
Prime City Centre Development Opportunity (Subject to Planning)
13,196 sq ft (1,225.83 m²) on 0.27 acres (0.109 ha)



- **Former Regional HQ Office and Tyre & Exhaust Centre**
- **3 storey building**
- **Prominent position fronting Regent Street**
- **0.27 acre (0.109 ha) site**
- **Potential for re-development subject to planning**





Location

The property is prominently located on Regent Street in Leeds city centre, and further bordered between Bell Street and Mabgate, within a 10 minute walk to the retail area of Leeds. The property is surrounded by a mixture of uses including residential and retail.

Description

- The site is made up of two buildings, of varying ages and construction, comprising the former ATS Euromaster Ltd regional HQ offices and at ground level, accessed off Bell Street, is a tyre & exhaust centre.
- The two building are also connected by a walkway at first floor level.
- Further details available from the sole agent.

Accommodation

The property has a total site area of 0.27 acres (0.109 ha). We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Ground Floor (inc. workshop)	6,227 sq ft (578.51m ²)
First Floor	6,357 sq ft (590.50 m ²)
Basements	612 sq ft (56.82 m ²)
Total GIA	13,196 sq ft (1,225.83 m²)

Rateable Value

The property has a rateable value of £72,500 in the 2017 Rating List. Interested parties should make their own enquires into the amount of rates payable.

Tenure

The property is held on a freehold basis. Vacant possession will be provided at the time of sale.

EPC

To be confirmed shortly

Planning

The site is situated within an area currently undergoing regeneration including major development projects at the former British Gas site to the west, the development at Quarry Hill to the south and other developments along Regent Street. It is considered that potential exists to redevelop the site for alternative land uses including residential or student accommodation, with active uses at ground floor (subject to gaining the requisite planning permission).

The site also has potential to accommodate a tall building (subject to design and technical investigations) in keeping with the surrounding context of other developments in the area, a height of circa 12-16 storeys may complement surrounding developments which include heights of 23-40 storey at the British Gas site and circa 8-16 storeys at Quarry Hill. Longer distance views will be important to consider, particularly where a proposal may alter the city's skyline. The site is situated in Flood Zone 3. There are no listed buildings on site. Pre-application discussions with Leeds City Council are recommended.

Price

Offers are invited for the freehold interest, exclusive of VAT and will be considered on a conditional and unconditional basis on planning. The property is sold subject to an overage clause of 50% clawback over a 20 year period from completion for any enhanced value (over and above existing use value) attributed to any residential or commercial planning permission.

Viewing

By appointment only through the sole agents, Gerald Eve LLP:

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