



9 ELDER MOUNT BRAMLEY, LEEDS, LS13 4BQ



FOR SALE / TO LET

**Substantial End Of Terrace Property
Offering Office/Workshop Facilities Across Four Levels
Extending to 125.18 sq. m. (1,347 sq. ft.)
With On-Site Car Parking for 2 Motor Vehicles
Suitable for a Variety of Uses (Subject to Planning)**

PRICE - £100,000 / RENTAL - £8,500 Per Annum Exclusive

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LOCATION

Situated approximately 3 miles west of Leeds City Centre within an area known as Bramley, the property has frontage to the busy Stanningley Road with additional rear access and parking facilities provided off Elder Mount.

Forming part of a row of four terraced properties of mixed commercial and residential use, the property is located directly opposite an existing dental surgery and Bramley Ambulance Station with residential terraced housing to the rear and open recreational space abutting its western boundary.

DESCRIPTION

The property comprises an end-through terrace which would appear to have been originally constructed as two back-to-back terraced houses which have now been altered to provide accommodation under one roof last utilised for the manufacture of dental ceramics.

Access is provided off both Elder Mount and Stanningley Road and internally it offers accommodation across four levels providing workshop, office and staff facilities plus basement storage.

Externally, the property has a small garden area fronting Stanningley Road with pavement frontage to Elder Mount plus a surfaced car parking area to its gable elevation.

ACCOMMODATION

According to our measurements taken on site, the property offers the following net internal floor areas:-

Basement

2 x Workshop/Storage Rooms 30.84 sq. m. (332 sq. ft.)

Ground Floor

Office, Store & Workshop 30.91 sq. m. (333 sq. ft.)

First Floor

3 x Office/Workshop Rooms 27.93 sq. m. (301 sq. ft.)

WC Facilities —

Second Floor

2 x Workshop/Office Rooms 35.50 sq. m. (382 sq. ft.)

**Approx. Total Net
Internal Floor Area**

125.18 sq. m. (1,347 sq. ft.)

SERVICES

The property benefits from the provision of all main services to include central heating with pressed steel radiators served from a traditional gas fired combination boiler. Please Note – none of these services have been tested.

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Dental Laboratories & Premises
Rateable Value: £6,000

The Uniform Business Rate for 2015/2016 is 49.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

TENURE

The freehold interest in the property is offered for sale with full vacant possession. We would further advise there is an advertising hoarding affixed to the property's gable which is let on a long leasehold basis at a nominal annual rent.

Alternatively, our client will consider leasing the property on a full repairing and insuring basis for a term of not less than 3 years at a commencing rental of £8,500 per annum paid quarterly in advance.

PRICE

£100,000 subject to contract for the freehold interest with vacant possession (Plus VAT – if appropriate)

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

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

Alternatively, should a letting be agreed then the ingoing tenant will be responsible for both party's legal costs.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for this property is:-

F – 148.

VIEWING

Strictly by prior appointment with the sole selling / letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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