



**UNIT V
SCOTCH PARK INDUSTRIAL ESTATE
FORGE LANE
LEEDS
LS12 2PR**

**FOR
SALE**

**2-STOREY DETACHED WORKSHOP PREMISES
WITH PARKING/YARD**

4953 SQ FT (469.2M²)

LOCATION

The property is located on the Scotch Park Industrial Estate, Forge Lane, which is just off Canal Road in the popular Leeds suburb of Armley. This location is within close proximity to the A65 Kirkstall Road and the A647 Stanningley Road, both linking it with Leeds city centre which is less than 2 miles away. The surrounding estate comprises similar industrial units of varying sizes.

DESCRIPTION

A 2-storey brick built property under a pitched slated roof. Internally the accommodation provides open-plan space on both ground and first floors, with main pedestrian access from the front and loading access from the righthand side via the car park. The car park provides ample parking for 10-12 vehicles. There is no vehicular right of way in the Title for access at the front of the property but an agreement exists with the neighbouring land-owner to allow vehicular access to the building and car park. There is alternative vehicular access from the rear through the Estate.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1st Edition, May 2015, the unit provides the following approximate gross internal areas:

ground floor	2566 sq ft (238.4m ²)
first floor	2387 sq ft (221.8m ²)
total	4953 sq ft (469.2m ²)

TERMS

The property is offered for sale on a freehold basis with full vacant possession at a guide price of **£195,000**. It is understood that VAT is not applicable on this property.

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2010 rateable value of **£9,900**. Interested parties are advised to direct further enquiries to the local authority.

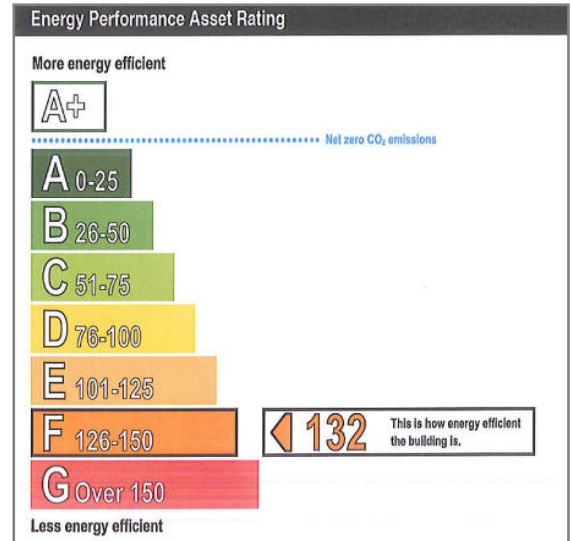
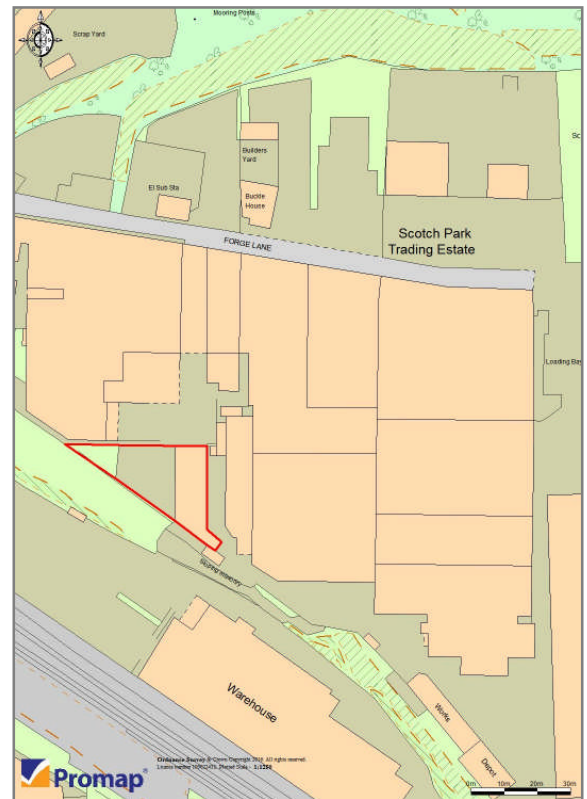
VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk) or Tom Gillson on 0113 239 5778 (tomg@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details prepared September 2016

SPD/LPJ



MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and 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 by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton Ltd has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.