

Lambert
Smith
Hampton

THE CENTRE, St Mary's Street

| Leeds | LS9 7DP |



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For Sale – Office Investment Opportunity

Size – 4,650 sq ft (432 Sq M) on 1.487 acres (0.60 hectares)

Key features

- Available via a sales and leaseback opportunity
- 28 car parking spaces plus overflow area
- Secure site
- Redevelopment potential (STP)
- 8 minute walk from Leeds City Centre
- Held freehold under title: WYK200671

Description

The property comprises a part single storey and a part two storey detached office building of brick construction. The site is approximately 1.487 acres and contains a large parking area for 28 parking spaces plus overflow area.

The property is currently used as office space and provides a number of cellular offices/meeting rooms at both ground and first floor level along with a reception area, WC facilities and kitchen at ground floor and additional WC facilities at first floor.





Red line Freehold site
24 minutes [1.1 mile] from Leeds Station

THE SITE

THE CENTRE
St Mary's Street
LS9 7DP

Leeds City Centre

Location

The site is located 0.5 mile from Leeds City Centre close to the Quarry Hill area. The building is located on St Mary's Street, an 8 minute walk from Leeds Bus Station, Victoria Gate Shopping Centre and Leeds Kirkgate Market.



Viewing and Further Information

Viewing strictly by prior appointment please contact:

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**Lambert
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Lambert Smith Hampton

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Accommodation

We have been informed the building has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

Floor	Sq ft	Sq m
Ground floor - main building	1,723	160.09
Ground floor - extension	1,599	148.55
First floor	1,328	123.33
Total - NIA	4,650	432.00

Tenure

The property is held freehold under title: **WYK200671**.

EPC

The Property has an EPC rating of **C(66)**.

VAT

VAT will be payable where applicable.

Business Rates

Business Rates information available upon request.

Legal costs

Each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

TERMS

For Sale as a whole, with the current owners, **Leeds Society for Deaf and Blind People** seeking a sale and leaseback of The Centre on terms to agreed.

