



Tenure

Freehold.

Location

Leeds is the principal commercial, financial and administrative centre for the north of England and serves a population of some 750,000. The city enjoys excellent communications being at the junction of the M1 and M621 motorways, north of the M62 Motorway and 10 miles west of the A1(M). There are regular rail services (London King's Cross, 2 hours) and Leeds/Bradford Airport is some 7 miles north of the city centre. Morley, with a population of some 44,000, is located 5 miles south-west of the city centre, midway between the M62 and M621 motorways.

The property is well positioned on the north side of a major junction and roundabout, with frontages to both Bridge Street (B6127) and Tingley Common (A650), with the A650 acting as the main thoroughfare through Morley. Junction 27 of the M62 and M621 motorways lies some 2 miles to the north-west, whilst Junction 42 of the M1 Motorway lies some 6 miles east.

Description

The property comprises a former mill arranged over ground and three upper floors together with several further buildings, which provide a total of 14 units on a site area extending to 0.908 hectares (2.243 acres).

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

Morley Tingley Bar Industrial Estate Leeds LS27 0EN

- **Freehold Mixed Use Development**
- Well located on the A650 within 2 miles of the M62 Motorway and 6 miles of the M1 Motorway
- Comprises 7,479 sq m (81,642 sq ft) of accommodation on a site area of 0.908 hectares (2.243 acres)
- Asset management opportunity
- Total Current Rents Reserved
£67,900 pa
plus some 3,189 sq m (34,330 sq ft) of vacant space

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1, Ground & First Floors	Phoenix Whirlpools Ltd (1)	Total 1,951 sq m (21,002 sq ft) (4)	1 year from 01.02.2009	£7,000 p.a.	Holding over
Unit 1, Second & Third Floors	Vacant	Total 1,858 sq m (20,000 sq ft) (4)	—	—	—
Unit 2, Gatehouse	K Dawson	Total 74 sq m (797 sq ft) (4)	Verbal agreement	£1,500 p.a.	Holding over
Unit 3, Ground, First & Second Floors	Vacant	Total 1,003 sq m (10,797 sq ft) (4)	—	—	—
Unit 4, Ground & First Floors	Morley Music Foundation (2)	Total 264 sq m (2,842 sq ft) (4)	2 years from 01.02.2014	£14,000 p.a.	Holding over
Unit 5 and 6 Ground & First Floors	P McElroy	Total 372 sq m (4,004 sq ft) (4)	5 years from 10.04.2015 Tenant's option to determine on the 3rd anniversary of the term	£16,000 p.a.	Reversion 2020
Unit 7, Ground & First Floors	MF Engineering	Total 42 sq m (452 sq ft) (4)	1 year from 24.03.2008	£1,600 p.a.	Holding over
Unit 8 and 9 Ground & Mezzanine Floors	Invisible Touch Body Shop Ltd (3)	Total 577 sq m (6,211 sq ft) (4)	3 years from 15.04.2014	£14,000 p.a.	Reversion 2017
Unit 8A, Ground Floor	Dream Lawns	Total 45 sq m (484 sq ft) (4)	1 year from 17.09.2013	£1,500 p.a.	Holding over
Unit 10, Ground Floor	Newton & Foulger Ltd	Total 553 sq m (5,953 sq ft) (4)	1 year from 17.09.2009	£6,000 p.a.	Holding over
Unit 11, Ground Floor	Vacant	Total 49 sq m (527 sq ft) (4)	—	—	—
Unit 12 and 13 Ground & First Floor	Horticouture Floral Design Ltd	Total 151 sq m (1,625 sq ft) (4)	2 years from 21.08.2014	£4,200 p.a.	Reversion 2016
Unit 14, Ground Floor	T Brown (t/a Ruskin Engineering)	Total 386 sq m (4,155 sq ft) (4)	2 years from 01.01.2008	£2,100 p.a.	Holding over
Unit 15, Lower Ground Floor	Vacant	Total 279 sq m (3,003 sq ft) (4)	—	—	—
		Total 7,479 sq m (81,642 sq ft)	Total £67,900 p.a.		

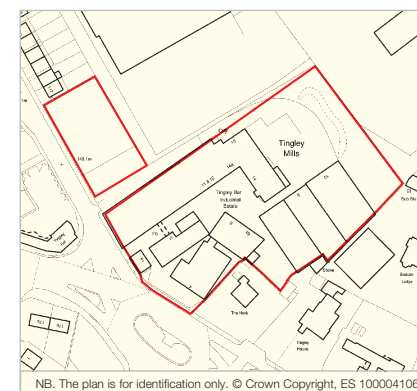
NB. Each Tenant pays their own rates and no empty rates costs have historically been charged.

(1) For the year ended 31st October 2014, Phoenix Whirlpools Ltd reported a turnover of £10.199m, a pre-tax profit of £1.418m, shareholders' funds of £7.342m and a net worth of £7.342m.
(Source: Experian 06.04.2016.)

(2) Website Address: www.morleymusicfoundation.com

(3) Website Address: www.invisibletouchuk.co.uk

(4) Not inspected by Allsop. Measurements provided by the vendor.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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