

Leeds

Land and Buildings known as Shaftsbury House, Harehills Lane, West Yorkshire LS9 6NG

- **A Freehold Detached Former Health Centre and Pharmacy (D1 Use)**
- GIA extending to Approximately 292.28 sq m (3,146 sq ft)
- **Together with an adjacent former Car Park**
- Car Park Site Area extending to Approximately 0.17 Hectares (0.41 Acres)
- **Possible potential for Change of Use and Sub-Division of Building to provide Self-Contained Flats or Office Accommodation. Further potential for Development of Site, subject to obtaining all necessary consents. Council response to Pre-Application Enquiry available**

Vacant Possession

**ON THE INSTRUCTIONS OF
NHS PROPERTY SERVICES**



Property Services

To View

The property will be open for viewing every Tuesday and Thursday before the auction between 10.15 - 11.15 am. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Bevan Brittan (Ref: R. Harrison).
Tel: 0117 918 8500.
Email: nhspsauctions@bevanbrittan.com

VACANT – Freehold Building and Site



Tenure

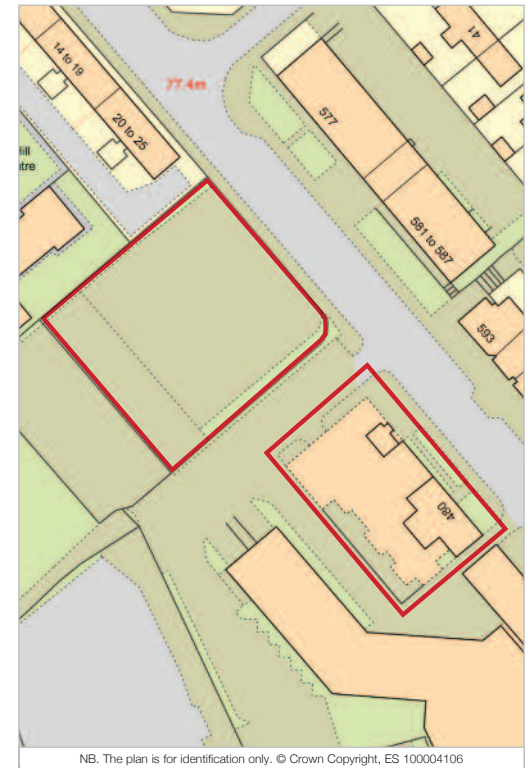
Freehold.

Location

The property is located on the south-west side of Harehills Lane (B6159), to the north of its junction with York Road (A64). The area is characterised by a mix of uses including housing, offices and retail. Local shops and amenities are available in the immediate vicinity, with the further and more extensive facilities of Leeds city centre also being accessible approximately 2.5 miles to the west. Rail services run from Leeds Station and the nearby A64 provides access into the city centre, as well as towards the M621, M1 and A1(M) Motorways. There is a recreation ground directly behind the property and Harehills Park is also close by. St James' University Hospital is within easy reach to the north-west and, further afield, Leeds Bradford Airport is also accessible.

Description

The property comprises a detached former health centre (D1 Use) arranged over ground and two upper floors beneath a part pitched, part flat roof. The building extends to approximately 292.28 sq m (3,146 sq ft) and occupies a site extending to approximately 0.10 hectares (0.25 acres). To the north-west of the former health centre is a roughly rectangular, broadly level, hardstanding site which extends to approximately 0.17 hectares (0.41 acres). The two sale areas are separated by a strip of land which is held under separate ownership, but over which we are informed there is a right of access. Please refer to the legal documents for further information in this regard.



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

Accommodation

Former Health Centre and Pharmacy Building (Shaftsbury House):

Gross Internal Area Approximately 292.28 sq m (3,146 sq ft)
Site Area Approximately 0.10 Hectares (0.25 Acres)
NB. A set of existing floor plans is available for inspection at www.allsop.co.uk

Former Car Park Site:

Site Area Approximately 0.17 Hectares (0.41 Acres)

Planning

Local Planning Authority: Leeds City Council.
Tel: 0113 222 4444.

The property may afford possible potential for change of use and sub-division of the former health centre to provide self-contained flats or office accommodation. The adjacent former car park provides further potential for residential redevelopment, subject to obtaining all necessary consents.

A pre-application enquiry has been submitted that considers two options, comprising a mix of converted flats and new build flats/houses. A copy of the council's response, which supports the principle of residential redevelopment, is available for inspection within the legal pack.

VAT

VAT is NOT applicable to this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

