



**WHITE ROSE HOUSE
VICTORIA MILLS, ELDER ROAD,
BRAMLEY, LEEDS, LS13 4DL**



FOR SALE / TO LET

**Single Storey Workshop with Additional Lower Ground Floor
Workshop/Storage Area & Mezzanine Store
Total Gross Area of Approximately 353.12 sq. m. (3,801 sq. ft.)
With Adjoining Car Parking**

PRICE: £175,000 / RENTAL: £17,500 Per Annum

White Rose House – Victoria Mills, Elder Road, Bramley, Leeds, LS13 4DL

LOCATION

The property is situated at the junction of Swinnow Road and Elder Road, close to the main junction of Swinnow Road with Stanningley Road in Bramley being approximately 6 miles west of Leeds City Centre and 7 miles east of Bradford City Centre. The property forms part of the Victoria Mills Complex being near to Bramley Station. Nearby occupiers include Gordon's Tyres, Johnston & McMillan, Wilko Motorsave etc.

PROPERTY

The property comprises a single storey workshop together with lower ground floor storage/workshop area and mezzanine store. The ground floor has been divided to provide a reception area, offices and a loading bay etc. The remainder of the space is taken up by the workshop/warehouse area together with staff toilets etc. The lower ground floor area/basement provides a store area with access directly from the adjoining car park.

ACCOMMODATION

The property provides the following approximate gross internal floor areas:-

Ground Floor

Reception, offices, loading bay, toilets etc. 230.68 sq. m. (2,483 sq. ft.)

Lower Ground Floor/Basement

Store Area 57.17 sq. m. (723 sq. ft.)

Mezzanine

Store 55.28 sq. m. (595 sq. ft.)

Total Gross Internal Floor Area

353.12 sq. m. (3,801 sq. ft.)

External

There is a small car parking area where rights of way and rights to park exist although the vendor does not specifically own this area.

RATING ASSESSMENT

We understand the property to be assessed for Uniform Business Rates as follows:-

Description: Warehouse & Premises

Rateable Value: £9,000

Rates Payable 2017/2018 is 47.9 pence in the £ - assuming no transitional relief provision.

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews at a rental of £17,500 per annum (Plus VAT – if appropriate) Subject to Lease.

FREEHOLD SALE

£175,000 – Subject to Contract.

ENERGY PERFORMANCE CERTIFICATE

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

E - 121

VAT

The rental quoted is exclusive of any VAT liability – if applicable.

VIEWING

Strictly by appointment with the sole selling/letting agents:

Mark Brearley & Company – Tel: (01274) 595999

Email: enquiries@markbrearley.co.uk

Web Site - www.markbrearley.co.uk

(July 2017 – Amended November 2017 - Ref: 740 - MAJB)



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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