



34 Nowell Lane

Leeds, LS9 6JE

INDUSTRIAL / TRADE COUNTER UNIT WITH LARGE YARD

4,934 sq ft
(458.38 sq m)

- Rare Freehold Sale
- Large Yard
- Secure Perimeter
- Self Contained
- 2 x Single Phase Supply
- 2.92m Eaves

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Summary

Available Size	4,934 sq ft
Price	Offers in the region of £520,000
Rates Payable	£2.28 per sq ft Based on April 2023 valuation
Rateable Value	£22,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The property provides a modern detached two-storey industrial / warehouse / trade counter facility with a large secure yard and 7 dedicated parking spaces. The building is of steel portal frame construction with part block / brickwork and part metal profile clad elevations, under an insulated double skinned pitched metal sheet roof with translucent roof panels. At first floor the unit benefits from a concrete floor spanning the entirety of the building, multiple large windows providing natural light and 2 staircases (one at either side). Externally the property benefits from a good sized secure yard/ parking area.

Location

The property is located in Harehills, a district of Leeds and benefits from a high density of residential property with two main retail amenities. The subject property is conveniently located with strong arterial routes, therefore making it accessible to York Road (A64), and approximately 1 mile to the north east of Leeds City Centre. The unit itself is accessed off Nowell Lane, which leads directly to York Road (A64) via Lupton Avenue.

Accommodation

The accommodation comprises the following areas:

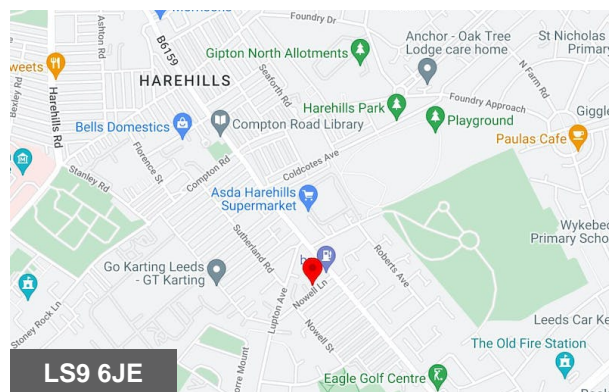
Name	sq ft	sq m	Availability
Ground - Warehouse	2,467	229.19	Available
1st - Warehouse	2,467	229.19	Available
Total	4,934	458.38	

Tenure

The property is offered with vacant possession, for sale on a freehold basis. Price on application.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.



Viewing & Further Information



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