



11 Park Place & 43 St Pauls Street

43 St. Pauls Street, Leeds, LS1 2JG

**Rare opportunity to acquire
a freehold in the traditional
business core**

241.30 to 5,548.30 sq ft
(22.42 to 515.45 sq m)

- Opportunity to separate the two premises
- Suitable for an owner occupier or investor
- Redevelopment potential (STP)

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Summary

Available Size	241.30 to 5,548.30 sq ft
Price	Offers in excess of £1,100,000
Rates Payable	£5.15 per sq ft
Rateable Value	£55,825
EPC Rating	E (124)

Description

No. 11 Park Place is an attractive, brick-built, Georgian Grade II Listed mid-terraced office building on ground and three upper floors with basement storage accommodation, the building extends through to a secondary frontage on 43 St Pauls Street.

Location

No 10 Park Place is centrally located within the traditional office core of Leeds City Centre. The retail core, Greek Street, Law Courts and Leeds City train station are all within 5 minutes walk. Park Place benefits from on street parking on both sides of the street and has 5 public car parks within a 500 metre radius.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	1,612	149.76	Available
Ground	241.30	22.42	Available
1st	1,519	141.12	Available
2nd	1,231	114.36	Available
3rd	945	87.79	Available
Total	5,548.30	515.45	



Viewing & Further Information



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