



For Sale

VIEWINGS

Strictly by appointment

Landwood Group
4 Queen Street
Leeds
LS1 2TW

Date of particulars - February 2017

Whinmoor Service Station, Leeds, LS14 2AA

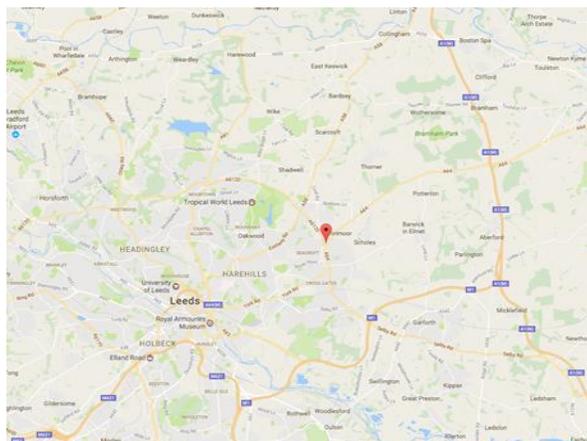
- Vacant former filling station/hand car wash
- Site measuring approx. 0.40 acres
- Prominent frontage to A64

0113 403 2010

or email: Richard.blackman@landwoodgroup.com

LOCATION

The site is located on York Road (A64) approximately 5 miles east of Leeds city centre and front directly onto the eastbound carriageway.



DESCRIPTION

The site measures approximately 0.40 acres and comprises a former filling station with a concrete forecourt underneath a canopy with a former kiosk unit, tyre depot and workshop / body shop. More recently, the site has been used as a hand car wash.

Please note that there are rights of way on the left and right of the site to the industrial buildings to the rear (which are NOT included in the sale).

ACCOMMODATION

The approximate gross internal area of the property extends to:

	Sq m	Sq ft
Former retail area	166.3	1,790
Counter/stores/ancillary	102.7	1,105
Totals	269	2,895

SERVICES

We understand the premises benefit from connection to all mains services.

PLANNING

Interested parties are advised to make their own enquires through the local authority.

TENURE

Freehold title WYK564078.

TENANCIES

The property is sold with vacant possession.

VAT

All figures quoted are exclusive of VAT which may be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

PRICE

Offers in excess of £500,000 are invited subject to contract plus Buyer's premium (see below).

In addition to the purchase price, a Buyer's Premium will be payable in the sum of £9,000 inc VAT. This will be separate and independent of the purchase price. This should be borne in mind when an offer is being made.

EPC

The property has an EPC rating of 'C'. A copy of the full EPC is available upon request.

IMPORTANT NOTICE

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give - and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give - any representation or warranty whatsoever in relation to this property.