

**FOR SALE**

Showroom/Office Building

343m<sup>2</sup>/3703sf

**Nabarro  
McAllister**

19/19A HIGH COURT LANE, LEEDS, LS2 7EU



- 5 Floors of showroom and office accommodation
- Available to be brought into use as one unit or remain as two separate units
- Character building

**Price £625,000**

# 19/19A HIGH COURT LANE, LEEDS, LS2 7EU



## LOCATION

The property is situated in the very popular Calls area of Leeds, only a short walking distance from the central shopping core and Leeds City Station. It stands in a locality of mixed uses with bars, restaurants, office accommodation and residential property.

## DESCRIPTION

The property comprises basement, ground, first, second and third floor offices and showroom, being of traditional construction with walls built in brick under a slated pitched roof. The property underwent a programme of refurbishment several years ago. Features include exposed feature brickwork, original style radiators, fireplaces and exposed timbers..

## ACCOMMODATION

	m2	ft2
<b>No. 19</b>		
GROUND FLOOR OFFICE/SHOWROOM	85	913
BASEMENT OFFICE/KITCHEN	44	478
BASEMENT STORE/BOILER ROOM	17	178
GROUND FLOOR SEPARATE LADIES & GENTS WC		
<b>No. 19a</b>		
GROUND FLOOR ENTRANCE LOBBY		
FIRST FLOOR OFFICES	90	956
SECOND FLOOR	70	758
THIRD FLOOR	39	420
KITCHEN, SEPARATE LADIES & GENTS WC (at 2 <sup>nd</sup> floor level)		
<b>TOTAL</b>	<b>343</b>	<b>3703</b>

## SERVICES

We understand the property benefits from mains water, drainage and electric and gas central heating is installed. Please note that neither service connections nor any appliances have or will be tested prior to completion.

## RATEABLE VALUE

The property has the below entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2017)	Estimated rates payable
No. 19	
£16,750	£8,375
No. 19a	
£24,000	£12,000

## PLANNING

It is understood that the property has been used as a B1 office. Historically, the ground floor and basement was used as a showroom. Applicants should make their own enquiries of the local planning office.

## PRICE

£625,000.

## TENURE

We understand the property to be freehold.

## VAT

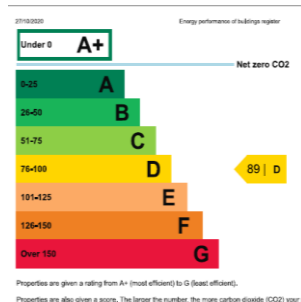
Our client advises that VAT is applicable on this transaction. Your legal advisors should verify.

## LEGAL COSTS

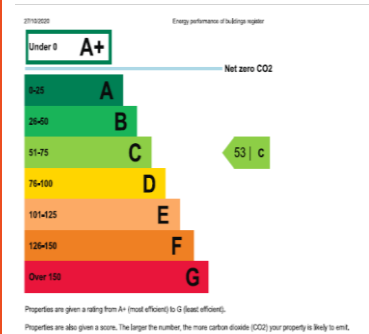
Each party is to be responsible for their own legal costs incurred in connection with the sale.

## EPC

### No.19



### No 19a



## VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: AUGUST 2022



## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.

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