

Eddisons

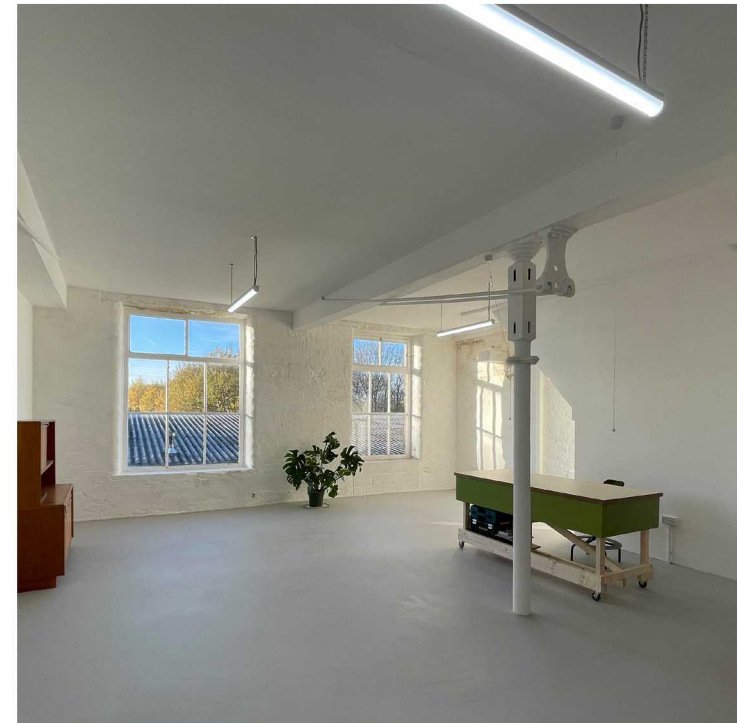
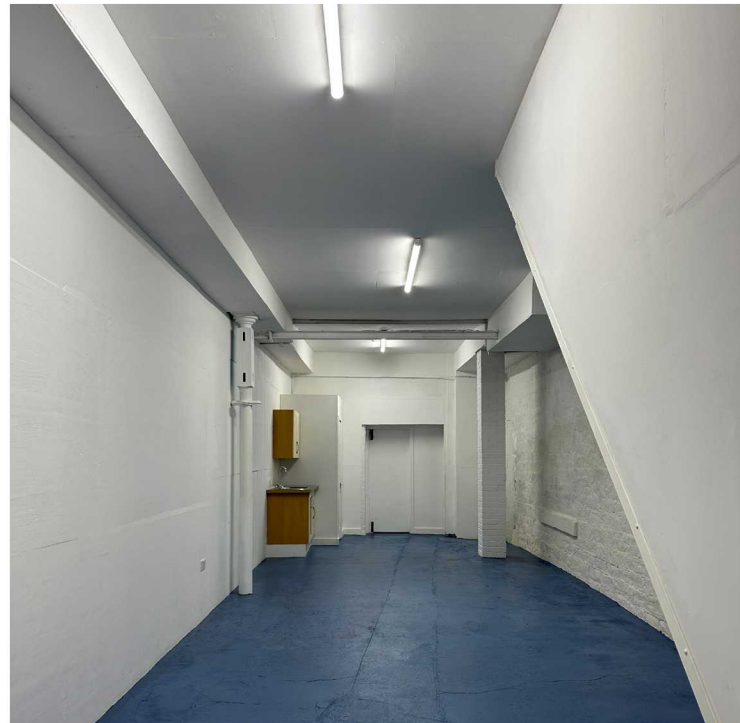
**PRIME MULTI-LET COMMERCIAL
INVESTMENT OPPORTUNITY**

FOR SALE



Grangefield Mill, Grangefield Road, Grangefield Industrial Estate, Pudsey, Leeds, LS28 6JT

BUSINESSES UNAFFECTED



OFFERS IN THE REGION OF £795,000 / CURRENT RENTAL INCOME OF £76,800 PER ANNUM

LOCATION

Grangefield Mill is located on Grangefield Road within Grangefield Industrial Estate situated north of the Stanningley Bypass which forms part of the Leeds outer ring road. Grangefield Mill is 5.9 miles from Leeds City Centre, 4.3 miles from Bradford City Centre and has convenient connections to the wider northern motorway network.

DESCRIPTION

Originally built in 1871, the property comprises three storeys of stone construction under a pitched roof. The building contains a mix of ground floor industrial units, first floor studios and a dedicated floor of self storage. The building also benefits from a three storey goods lift. Externally, the property is served by a shared yard, private on street parking, ground floor load in bay and perimeter storage land.

TENANCIES

The property is currently let to 6 businesses including Glass Living UK, MJL Air Conditioning, Cool Cats Ice Co, Angus McDonald Photography Ltd, Grangefield Storage and Yorkshire Elevators Ltd.

RATEABLE VALUE

Rateable values available on the VOA website.

EPC

The property has an Energy Performance Asset rating of E. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

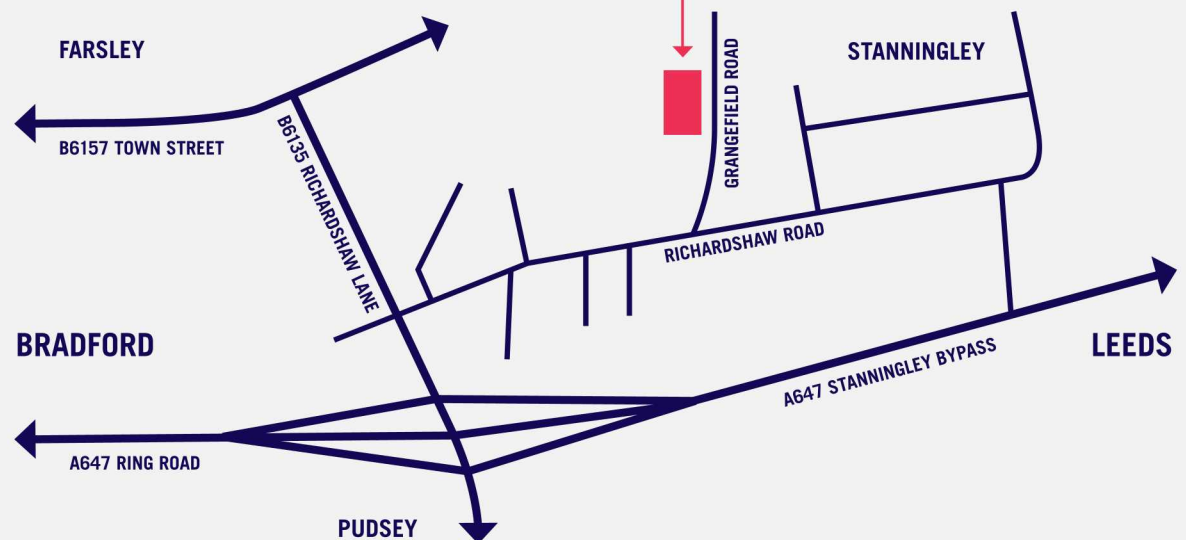
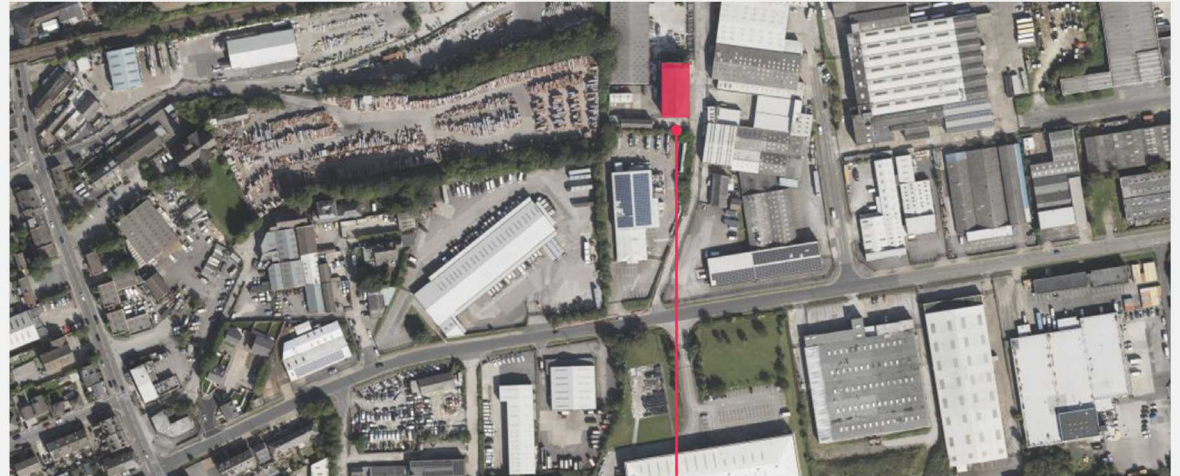
TERMS

The property is available for sale subject to the current tenancies in situ.

LEGAL COSTS

Each party is to be responsible for their own legal fees incurred in this transaction.

- / MIX OF EXCELLENT ESTABLISHED TENANTS INCLUDING SELF STORAGE OPERATION
- / PRIME LOCATION WITHIN AN ESTABLISHED PERIPHERY INDUSTRIAL ESTATE
- / RARE INVESTMENT OPPORTUNITY WITH POTENTIAL TO IMPROVE ROI



VIEWING

By prior arrangement with the agents:

Eddisons

Tel / **01274 734 101**

Email / **matthew.jennings@eddisons.com**

Email / **harvey.bland@eddisons.com**

For more information, visit eddisons.com

SUBJECT TO CONTRACT FILE REF / 731.4499A (181745)

Important information

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