

Unit 1 Woolloft House

Sandbeck Way, Wetherby, LS22 7DN



COMMERCIAL INVESTMENT OPPORTUNITY

A leasehold unit, (53 years remaining), extending to 10,000 square feet (approx.), incorporating office accommodation. Currently occupied on a 15 year under lease from 2020 at a rent of £65,000 per annum.

For Sale By Private Treaty | Guide Price £700,000

Unit 1 Woolloft House

Sandbeck Way, Wetherby, LS22 7DN

Situation & Description

The property is located on the established Sandbeck Estate which lies on the edge of Wetherby.

The unit which is of steel portal framed construction with insulated roof covering and corrugated steel cladding, extends to circa 10,000 square feet internally, with office and cloakroom facilities to one end. Outside there is parking and storage, and the property is shown edged red on the plan in these particulars.

The unit is extremely well located for the local national motorway system, being within approximately 2 miles from Junction 46 of the A1(M).

Rights of Way

There is a vehicular right of way across the car park to the unit marked blue on the plan.

Tenure

The property is leasehold and subject to a 99 Head Lease in favour of Leeds City Council, dated 15th June 1979, for an annual rent of £11,880. The property is currently let on a 15 year FRI underlease, dated 28th February 2020, in favour of Metals 4 U Limited, at a current rent of £65,000 per annum exclusive. Rent reviews are 5 yearly with the next review due on 28th February 2025.

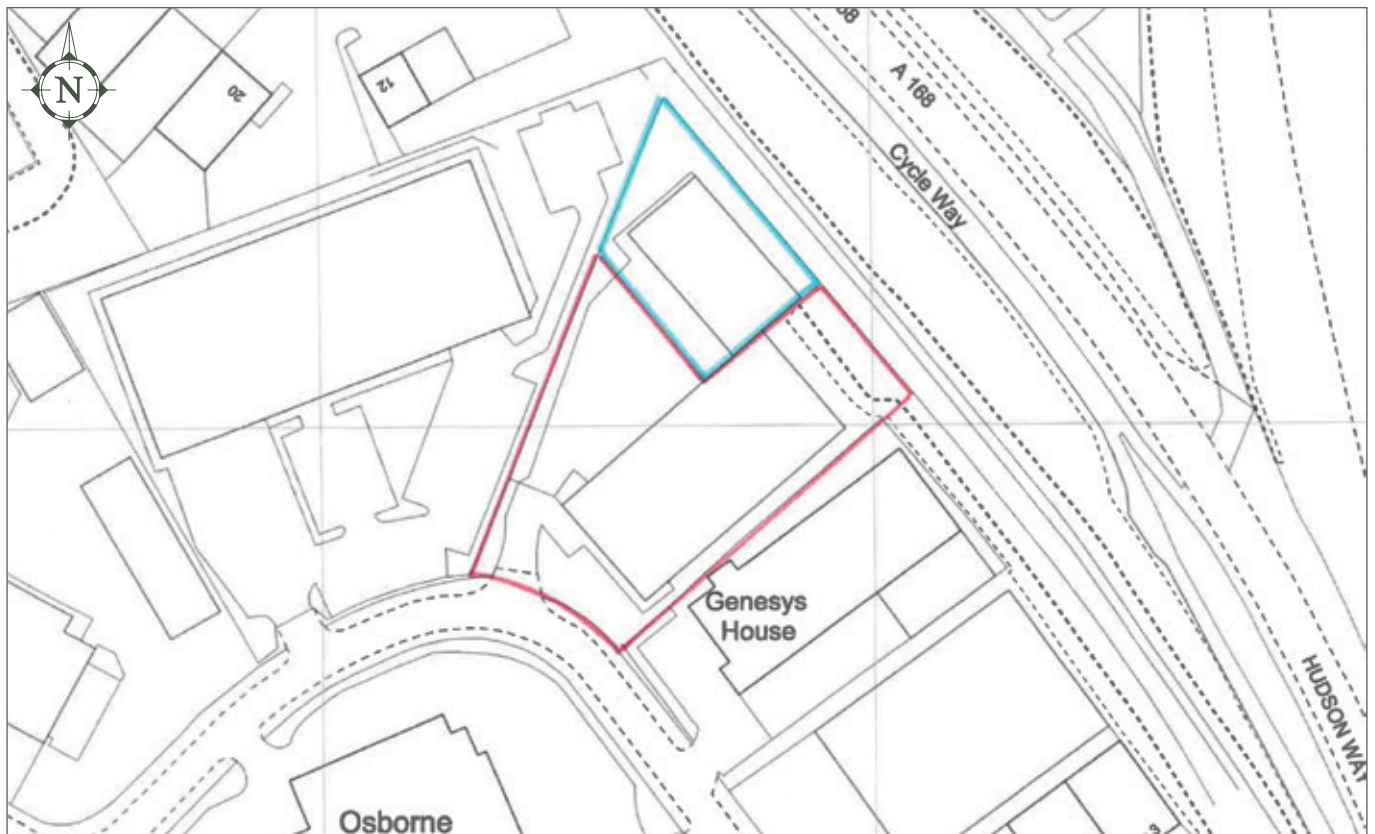
VAT

The sale of the property is subject to VAT.

Method of Sale & Viewing

The property is for sale by private treaty and all viewings are strictly by appointment with the selling agent:

Richard Waring of Thomlinsons
24 High Street, Wetherby
Tel: 01937 582748



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Thomlinsons and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

24 High Street | Wetherby | West Yorkshire | LS22 6LT
richard@thomlinsons.co.uk

