

**PICKERING HOUSE
40A YORK PLACE
LEEDS
LS1 2ED**

FOR SALE

**SMALL HIGH QUALITY FREEHOLD OFFICE BUILDING
INTERNAL AREA OF 2,090 SQ FT (194.17 SQ M)**



**OVER THREE FLOORS, FINISHED TO AN EXCELLENT STANDARD
AND WITH KITCHEN, BOARDROOM AND WCS**

- **MODERN OFFICES IDEAL FOR OWNER OCCUPATION**
- **IDEAL FOR SIPP / SASS PENSION PURCHASE**
- **OFFERED FREEHOLD WITH VACANT POSSESSION**
- **CLOSE TO LEEDS RAILWAY STATION**
- **SITUATED IN THE TRADITIONAL CENTRAL BUSINESS DISTRICT**



INTRODUCTION

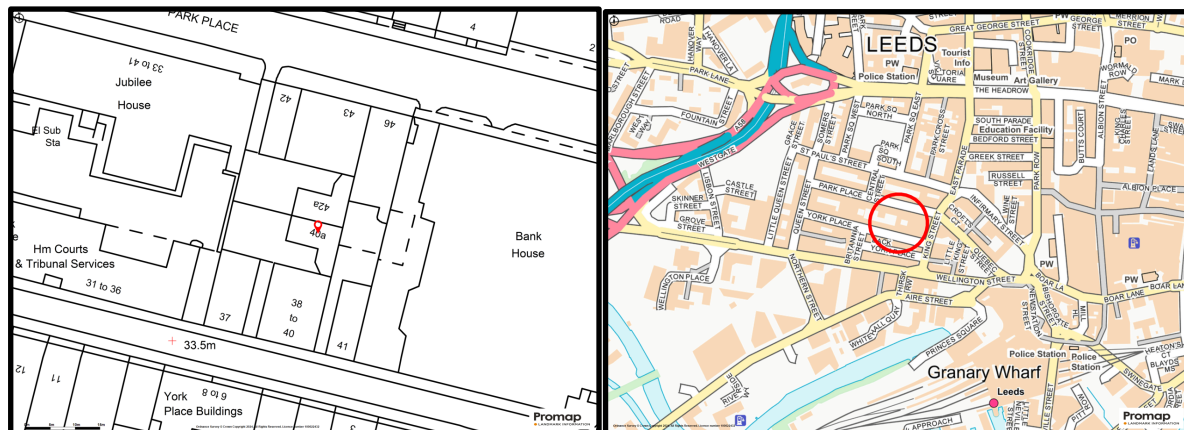
We are pleased to offer for sale Pickering House, a semi-detached character office building with Vacant Possession.

LOCATION

Pickering House is situated on York Place, within Leeds city centre business district. This is primarily the area between Wellington Street to the south, Queens Street to the west, Park Row to the east and the Headrow to the north.

Specifically, York Place offers a variety of sizes and styles of office buildings together with bars and cafes.

It is located on its southern side set behind Devonshire House and Lion House. Access is by way of its own dedicated front door on York Place, opening onto a self-contained corridor to the main section of the building.



DESCRIPTION

Pickering House comprises a self-contained building offering office accommodation on three floors. The main section of the building is of a rectangular shape but with a further toilet / ancillary block connected to it.

The entire property is of brick construction dating from the late nineteenth century and is set under pitched, slated roof.

The property is semi-detached with a mirror property on its northern side and beyond a party wall.

Internally at ground floor, there is reception lobby, staff WCs and meeting rooms. The first floor is entirely open-plan. The lower ground floor currently offers a further office capable of separate occupancy and further ancillary facilities.



ACCOMMODATION

We set out below both the Gross and Net floor areas of the property. The Net Internal Area reflects the usable space.

DESCRIPTION	NET AREA (SQ M)	NET AREA (SQ FT)	GROSS AREA (SQ M)	GROSS AREA (SQ FT)
Ground floor				
Main building			50.43	542
Open plan office	29.42	317		
Reception	15.32	165		
Ancillary building (WCs)			13.44	145
Corridor and porch			17.26	186
First floor				
Offices	47.02	506	51.16	551
Lower ground floor				
Main area			48.52	522
Offices	23.91	257		
Ancillary – kitchen			9.20	99
Store			4.22	45
TOTAL	115.67	1,245	194.23	2,090

BUSINESS RATES

According to the Valuation Office Agency website the property is rated as:

Description: Offices and Premises

Rateable Value: £13,500

EPC

The building has an EPC rating of E.

TERMS

Offers for the sale of the freehold are invited in the region of £250,000. The property was elected for VAT but has now been deregistered. We are advised by our client there is a fifteen year interval for this to be enacted and so VAT will be charged on the sale.

VIEWING AND FURTHER INFORMATION

For further information and to make arrangements to view, please contact

Tapp Chartered Surveyors on **0113 243 0920**.

SUBJECT TO CONTRACT

Details prepared February 2024





IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling / letting agents of the property for themselves, the vendors / landlords of the property described herein give notice that:-

1. Prospective purchasers / tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order.
2. Prospective purchasers / tenants should make all necessary enquiries with all relevant professional advisors and all other appropriate authorities regarding the suitability of these premises for the proposed use.
3. Prospective purchasers / tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
4. In making an offer, prospective purchasers / tenants will be deemed to have made all necessary searches and enquiries.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers / tenants to identify the property. The plans are digitally reproduced and therefore not to scale except where expressly stated.
6. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers / tenants are advised to consider the need for a structural survey and, if appropriate, an environmental survey of the property by a professionally qualified person.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor / landlord are those contained and expressly referred to in the written contract for sale / lease between the vendor / landlord and the purchaser / tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.