

**THE OLD CHAPEL  
STOCKS STREET  
OFF MEANWOOD ROAD  
LEEDS  
LS7 2AU**

**FOR SALE**

**A FORMER CHAPEL CURRENTLY LET TO COMMERCIAL  
TENANTS WITH ADJOINING LAND LET FOR CAR SALES**



## **POTENTIAL FOR REFURBISHMENT / NEW-BUILD DEVELOPMENT**

- **LOCATED JUST OFF MEANWOOD ROAD**
- **LEEDS CITY CENTRE 1 MILE AWAY**
- **APPROX. GROSS AREA OF 8,200 SQ FT – OVER 2 FLOORS**
- **SUITABLE FOR OWNER OCCUPATION, INVESTMENT OR BOTH**
- **REFURBISHMENT POTENTIAL**
- **CHAPEL INCOME - £62,580 & CAR SALES £12,000 PER ANNUM**



## LOCATION

The property is located on Stocks Street just off Meanwood Road approximately 1 mile north of Leeds city centre.

Meanwood Road forms a major arterial route from the Sheepscar area of the city through Meanwood itself and onto the Ring Road at Moortown and Alwoodley. It runs parallel to Scott Hall Road (A61 to Harrogate) - a short distance to the east and Woodhouse Lane/Headingley Lane to Otley, just to the west.

Stocks Street runs east off Meanwood Road just to the Penraeven Trading Estate. The property fronts Stocks Street but has a return frontage to Penraeven Avenue and from where the yard used for car sales is accessed.

## DESCRIPTION

The Old Chapel is a substantial two storey property dating from the turn of the twentieth century. It sits under pitched roofs covered in concrete tiles.

The property is set back a short distance from Stocks Street and off which there are a series of loading doors.

The entire building has an amount of detailed features – mainly of stone coursing to the windows and doors. At first floor, there are three large arched windows onto the main open area. The rear elevation to Penraeven Avenue also includes large windows to the first floor.

Internally, it is currently configured as two very similar floors, each has a large open central area and then with smaller rooms and service staircases off to the sides.

At ground floor, the central area has been basically partitioned to provide some lettable storage areas. The rooms to the sides are also let. At first floor level, the open area is not let but the side rooms are.

Accessed from a gate and protected by a palisade fence running along the eastern side of The Old Chapel is a secure yard currently let to a tenant for car sales.





## ACCOMMODATION & TENANCIES

The property is divided to provide the following approximate areas:

DESCRIPTION	TENANT	RENT (£ PA)
<b>Ground Floor</b>		
Rooms A B & C	Jacob	£11,820
Rooms D & E	Tim	£4,860
Rooms D & E	Sam	£4,860
Room F	Jordan & Jess	£3,240
Room G	Stream	£5,580
<b>First Floor</b>		
Event Space	Koby	£1,080
Room 1	Huw	£3,360
Room 2	Burlant	£3,480
Room 3	James	£3,540
Room 4	Sarah	£5,160
Room 5	Leon & Mike	£5,040
Room 6	I & J	£4,140
Room 7	Chris	£3,300
Room 8	Bob	£3,120
<b>TOTAL</b>		<b>£62,580 per annum</b>

We are advised that the landlord is responsible for utilities and that the rents charged are inclusive of these.

The Chapel stands on a site of approximately 556 sq m (0.14 acres).

The adjoining land used for car sales and which offers new-build development potential is approximately 662 sq m (0.16 acres). This is let at £12,000 per annum.

## PLANNING

The site is allocated as white land in the Leeds City Council Local Plan Policies Map. Prospective purchasers should make their own enquiries of Leeds City Council Planning Department for proposals of alternative use and development.

## RATING

The various let suites have their own Rating Assessment for which the tenants are individually responsible.

## EPC

An EPC can be made available upon request.

## TENURE & TERMS

The Old Chapel and the associated land is offered for sale freehold, subject to the tenancies outlined above. Offers are invited in excess of £1,000,000 for the whole.



## 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 July 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.