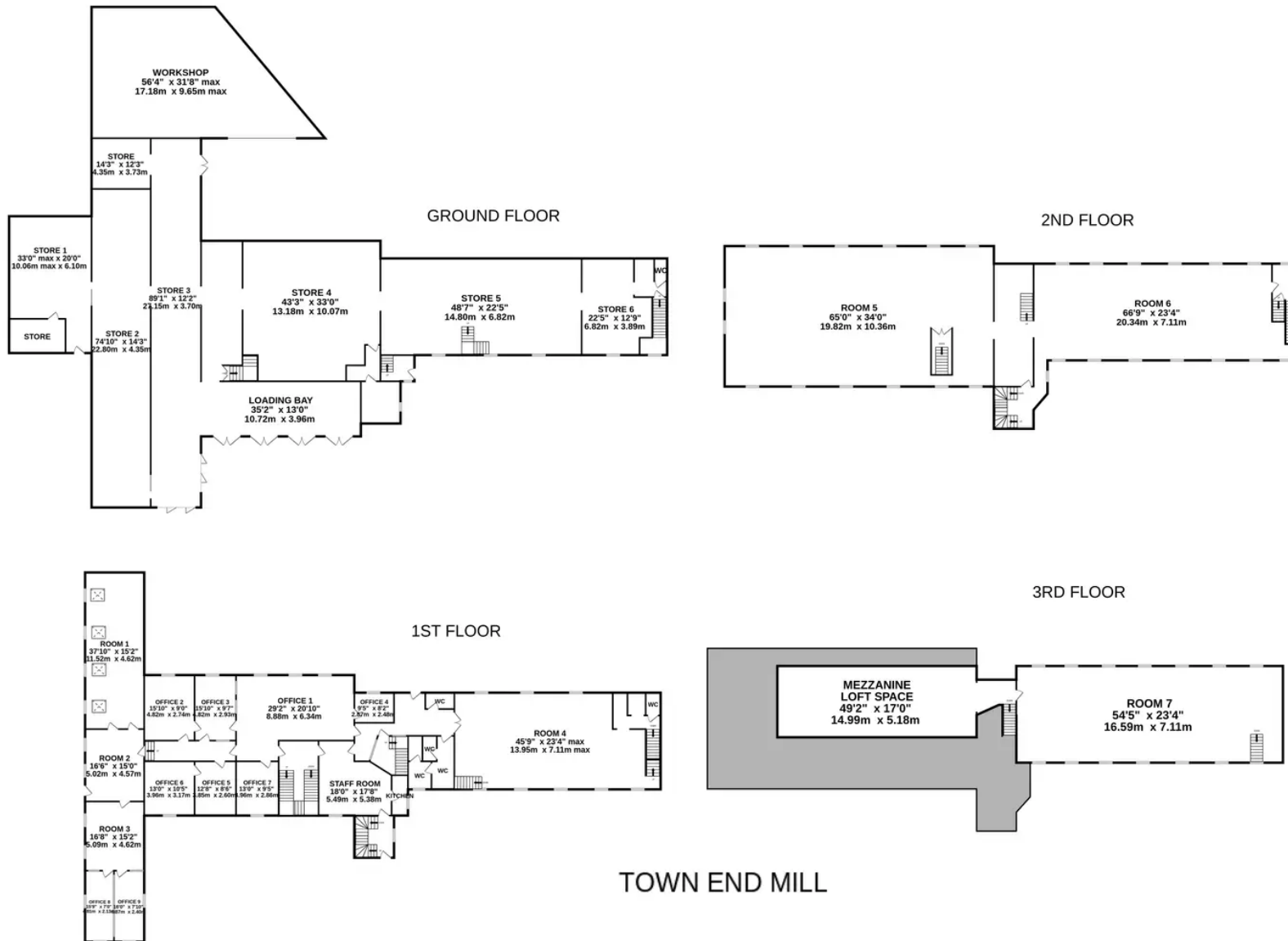




## Town End Works, Back Lane

Leeds, LS13 4ES

Offers Over £800,000



TOWN END MILL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Town End Works, Back Lane

Leeds, LS13 4ES

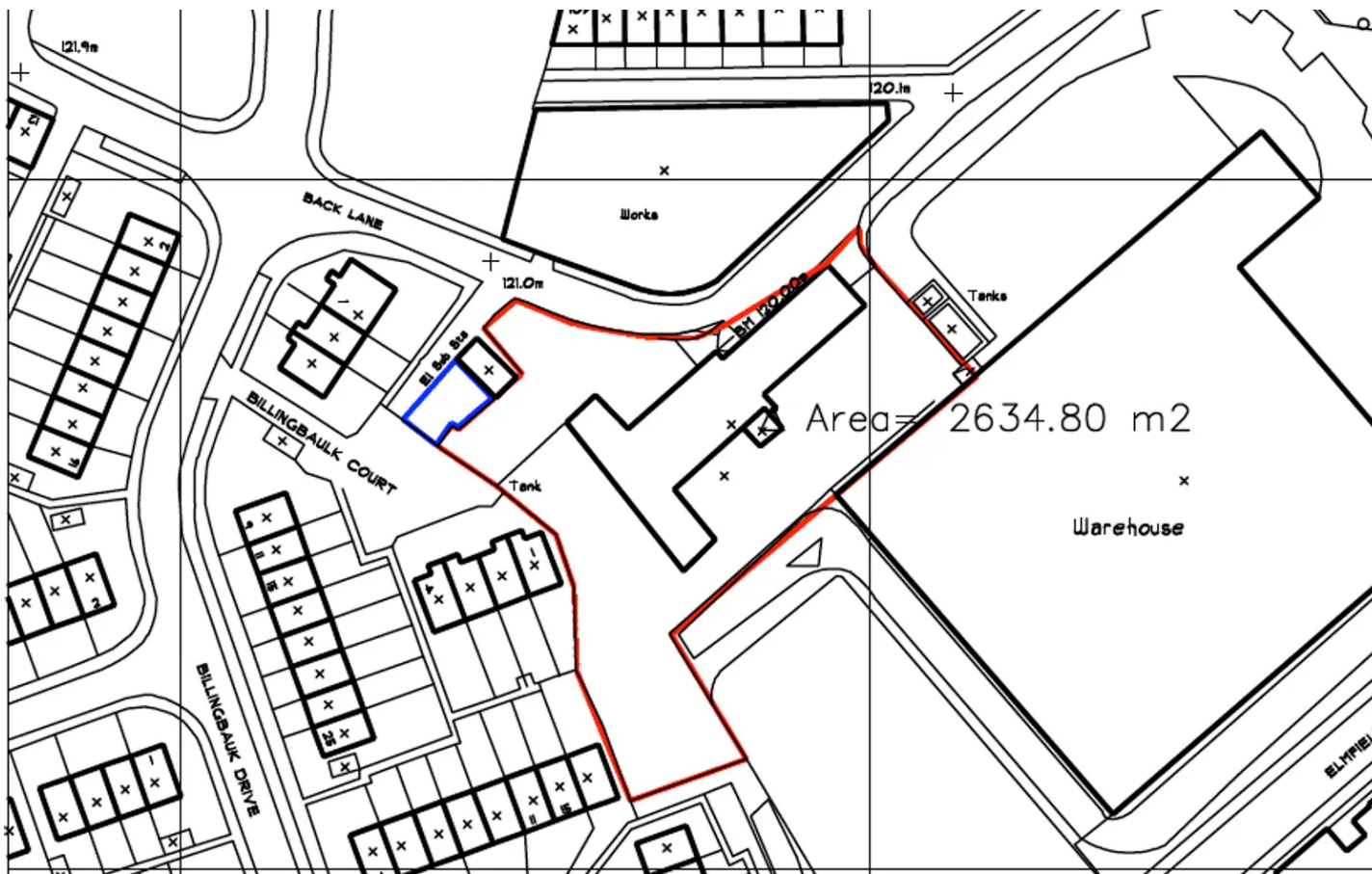
AN EXCITING OPPORTUNITY FOR OWNER OCCUPIERS, INVESTORS OR DEVELOPERS TO PURCHASE THREE STOREY OFFICE AND WAREHOUSE PREMISES EXTENDING TO 17,940 SQ FT (1666.57 SQ M) WITH LARGE SECURE YARD AND PARKING IN A TOTAL OF 0.65 ACRES

OFFERS OVER £800,000

Tenure: Freehold







## LOCATION

Situated close to Bramley on Back Lane, just off Lower Town Street, Town End Works is prominently located close to the main arterial A647 Stanningley Road, just 3.5 miles west of Leeds City Centre. Within a densely populated residential area, there is also a good mix of retail and commercial occupiers including Greggs Bakery, Pure Gym, Aldi and Vets 4 Pets.

## PROPERTY

Town End Works is a substantial three storey stone property which is currently used as office and warehousing and is offered for sale due to the current owners relocating their business. The property benefits from substantial gated yard, the building has a gross internal area of 17,940 sq ft (1666.57 sq m) with a total site area of 0.65 acres. The property would suit a variety of occupiers due to its size and flexibility, there is good potential for development for either residential or commercial. (subject to obtaining the necessary consents). Planning was previously granted for 28 apartments consisting of 20 x 2 bedroom and 8 x 1 bedroom. This has since lapsed but plans and further information is available upon request.

## BUSINESS RATES

The property has a current rateable value of £24,750.

## PRICE

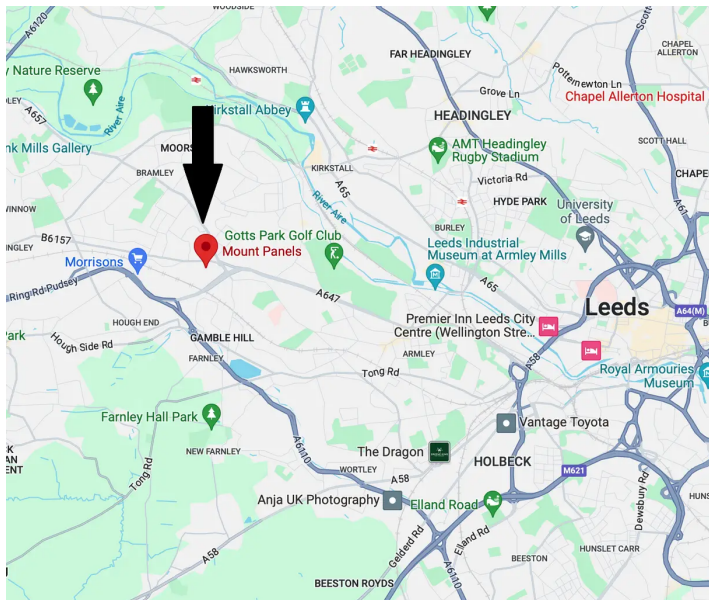
The property is held freehold and has a guide price of offers over £800,000.

## VAT

VAT is not applicable.

## VIEWINGS

For further information or to make an appointment to view please contact Gina Powell or Rebecca Blyth on 01924 361631 [commercial@simonblyth.co.uk](mailto:commercial@simonblyth.co.uk)





## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



**PROPERTY VIEWING NOTES -**



**PROPERTY VIEWING NOTES -**





## Simon Blyth Estate Agents

01924 361631 ext 3

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