

**GRADE II LISTED CHURCH HALL
44A HEADINGLEY LANE
LEEDS
LS6 2EB**



**LONG LEASEHOLD INTEREST FOR SALE
(MAY LET)**

PROPERTY DETAILS

Location:

The premises are situated on the A660 Headingley Lane on the corner of Cumberland Road.

Leeds University	1 mile
Leeds General Infirmary	1.5 miles
Leeds City Centre	2 miles
Leeds Bradford Airport	8 miles

Description:

The building is constructed of coursed stone having a pitched slate roof. It has very imposing entrance doors and 6 dedicated parking spaces. There is ample street parking in the immediate vicinity.

Accommodation:

The Church Hall area amounts to some 3,800 sq ft (353 sq m). There are 2 balconies at first floor providing some 1,250 sq ft (116 sq m).

Total area – 5,050 sq ft (469 sq m)

The lower ground floor has been redeveloped for residential accommodation and is not for sale.

Services:

All mains facilities are installed.

Rateable Value:

Rates are to be re-assessed due to the re-development of the lower ground floor to residential accommodation.

Long Leasehold Interest For Sale:

A long leasehold interest of these premises is for sale by private treaty. Offers in the order of £400,000 subject to contract are invited. (Further details of the lease are available on application.)

To Let:

Our clients will also consider granting a lease for a term of 10 years on a full repairing and insuring basis (via a service charge) at a rental of £40,000 per annum exclusive subject to lease.

VAT:

All prices, premiums and rents are quoted exclusive of VAT and if chargeable, will be at the prevailing rate.

Legal Costs:

Each party will be responsible for their own legal costs.

Further Information / Viewing:

Viewing is strictly by appointment through this office and enquiries can be made to:

Graeme Walker - Williams Property Consultants
T: 01937 585750 Mob: 07703 460630
E: graeme@wpclimited.co.uk

Subject to Contract
Details prepared January 2019