

commercial property



SANDWAY BUSINESS CENTRE

LEEDS: SHANNON STREET, OFF YORK ROAD, LEEDS, LS9 8SS

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investment highlights

- High yielding freehold service offices investment opportunity
- Three storey building providing various office suites, total area of 8,727 sq ft, with an enclosed on-site car park for 30 cars
- Let on annual agreements to 12 tenants, currently producing £72,000 per annum, with potential to increase to £80,000 when fully tenanted
- **Price:** £650,000 (negotiable)



Location: Major commercial centre in the NE of England, 198 miles to the north of London, benefiting from good rail & road communications, population 443,247

Situation: The building has frontage to Shannon Street which is off Marsh Lane, the main A653 road close to Quarry Hill, the West Yorkshire playhouse and access to the A64 York road, east of Leeds city centre, Shannon Street is also approached from upper Accommodation Road, off York Road

Building: The property has the benefit of a gas fired central heating system, electric storage heaters and air conditioning system to the upper floor level, 24hour on-site security provided, CCTV, entry intercom system, all offices individually alarmed fire precaution works up to current standards cleaner service Monday to Friday the tenants are responsible for their own business rates

Accommodation: Lower ground floor 2386 sq ft (221.76 sq.m), Ground floor 3118 sq ft (289.81 sq.m), First floor 3223 sq ft (299.53 sq.m), Gross external floor area of the property is approx 1090 sq.m.. Enclosed on-site car parking for 30 cars

Proposal: Offers in the region of £650,000 (no VAT)