

# for sale **Freehold**

**WINWAED HOUSE, 64/66 CROSSGATES ROAD,  
LEEDS, LS15 7NN**

**5,524ft<sup>2</sup> 503.94m<sup>2</sup> Plus Basement**

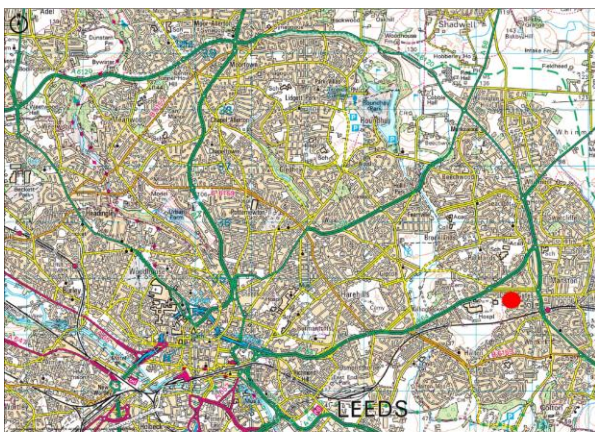


Prominent self contained retail/office building fronting onto Crossgates Road, suitable for a variety of uses (Subject to Planning)

## Location

Approximately 3 miles from Leeds City Centre this is a mixed residential and commercial area. At the eastern end of Crossgates Road, where it meets with the A64 Ring Road, is the area of Crossgates itself which has a heavy concentration of commercial buildings and where the Crossgates Shopping Centre is located.

The building is well located on Crossgates Road, a dual carriageway running between York Road and the outer Ring Road. This is a very busy route to the east of Leeds and acts as a link between junction 46 of the M1 at Colton and the city centre. Although fronting the dual carriageway the building can be accessed from both directions via various turning points along the road. There is a reasonable provision on street parking, along with approximately 5/6 spaces within the ownership.



**Promap2**  
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Leeds City Centre, Leeds, West Yorkshire, LS1 1UR, UK

## Description

The property is a detached, two storey property currently providing office accommodation, although we understand the ground floor has previously been used for retail/showroom use. We believe it would still be suitable for this and also possibly a leisure use (subject to planning).

The property currently benefits from primarily open plan offices on the ground floor with suspended fibre tile ceilings with recessed fluorescent strip lighting, carpeting and perimeter trunking.

The first floor consists of cellular offices off a central corridor and there are male and female wc facilities on each floor. The property has a gas fired central heating system.

## Accommodation

The property provides the following approximate gross internal area.

Ground Floor	2,714 ft <sup>2</sup>	252.14 m <sup>2</sup>
First Floor	2,710 ft <sup>2</sup>	251.80 m <sup>2</sup>
Basement	1,002 ft <sup>2</sup>	93.08 m <sup>2</sup>
<b>TOTAL</b>	<b>6,426 ft<sup>2</sup></b>	<b>597.02 m<sup>2</sup></b>

## Purchase Price

The property is available freehold with vacant possession and offers are invited in excess of £375,000.

## VAT

We are advised that the property has not been elected for VAT and therefore VAT will NOT be applicable to the purchase price.

## Advice to Purchasers

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Keningtons and Coke Gearing are required to undertake and complete customer due diligence on the purchaser as soon as heads of terms are agreed and prior to exchange.

## Business Rates

The property is currently assessed in two parts. The ground floor and basement is assessed as offices and premises with a Rateable Value of £13,250, and the first floor is assessed as offices and premises with a Rateable Value of £12,500.

## Energy Performance Certificate

An EPC has been commissioned and a copy of the certificate will be made available on request.

## Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

## Viewing and Further Information

For further information or to arrange an inspection, please contact:

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