

FOR SALE

**FORMER MILL PREMISES and LAND
with POTENTIAL for
REDEVELOPMENT/REFURBISHMENT**

10,165 sq.ft.



**WEST HOUSE
COMMERCIAL STREET
MORLEY
LEEDS
LS27 8HL**

West House, Commercial Street, Morley, Leeds LS27 8HL

Regulated by RICS

LOCATION

West House is located on Commercial Street in Morley town centre, close to the main retail area focused around Queen Street. The location is a mixed-use area of residential, retail, offices and eateries and the property is close to the public library and the Morley markets.

Morley is conveniently situated approximately 4.5 miles south west of Leeds City Centre and close to the M621 motorway.

Morley is easily accessible by both car, bus and train and is a short drive from the White Rose Shopping Centre.

DESCRIPTION

West House is located on a site of approximately 0.22 acres (916 sq m). It comprises a substantial 3-storey former mill with a single-storey extension to the right hand side of the building which is currently occupied by a public house. The main body of West House is currently vacant but was previously occupied by a gym.

Under a pitched tiled roof, the property has a timber frame and is predominantly brick-built but with a stone façade to the front and left hand side elevations. The property has single-glazed, timber-framed windows.

The main building comprises predominantly open plan floorplates with two staircases and a goods lift which serves all floors. The property is in need of refurbishment but benefits from the following specification:-

- Suspended ceilings
- Carpeting
- Fluorescent lighting
- Reception area
- Changing room facilities
- Showers

The property includes a single-storey brick-built workshop building at the rear of the main building which is effectively a "shell" and requires renovating. This building benefits from a small mezzanine and is connected to mains water and electricity.

The property also includes part of the external yard to the rear of the buildings which could provide parking if required. The neighboring property has rights of access over some of this area.

TENANCIES

Currently there is a tenancy in place of the part ground and lower ground floor of the property. This tenancy was for a term of 9 years from 27 September 2009 at a rent of £13,500 per annum. The tenant is currently holding over.

ACCOMMODATION

West House provides the following approximate accommodation:-

	sq ft
Main Building	
Ground floor	1,800
First floor	2,160
Second floor	1,835
TOTAL	5,795
Public House	
Ground Floor	1,140
Basement	1,390
TOTAL	2,530
Workshop	1,840

PARKING

The extent of the property being sold includes an area of land to the rear of the main building which could be used for parking purposes if required.

There are 2 large FREE public car parks in the immediate vicinity of the property.

PLANNING

The property currently has planning permission for a gym/fitness centre and warehouse.

Planning consent was achieved for a change of use to form 11 flats with the demolition of some outbuildings to form a car park and amenity space (Ref: 13/03497/FU) dated 27 May 2014. This planning consent has since lapsed. Full scheme details are available on request or on the Leeds City Council planning portal.

RATES

The property currently has 3 separate rating assessments as follows:-

Main Building (assessed as "Fitness centre")	£17,750
Part ground floor and basement (assessed as "Public House")	£10,000
Workshop (assessed as "Store and Premises")	£6,700

EPC

The property has different EPC ratings for the different parts of the buildings.

Full copies of the certificates can be made available on request.

TENURE

Freehold

PRICE

Offers are invited in excess of **£400,000** for the benefit of the freehold interest in West House subject to the existing tenancy.

VAT

The property is NOT registered for VAT.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole agents:-

CARTER TOWLER
0113 245 1447

Harriet Lawson
harrietlawson@cartertowler.co.uk

Richard Fraser
richardfraser@cartertowler.co.uk



(REF: HL.CM.)

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