

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Outstanding Edge of City Opportunity
Industrial/Trade Counter/Showroom Premises
In all 19,000 sqft including First Floor and Mezzanine
Development Potential



GUIDE - £1,050,000

- Long Established Trade Counter Use
- Extensive Storage, Offices and Showroom
- Development Potential
- Immediate Access City Centre and M621

**UNION MILLS, 9 DEWSBURY ROAD
LEEDS, LS11 5DE**

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Location

The property is situated immediately south of the City Centre via Dewsbury Road. Well placed for immediate access to both the City and motorway network via the M621 J3. Adjacent to significant high rise redevelopment.

Description

The property comprises a long established trade counter premises with extensive storage across ground floor and mezzanine plus extensive offices and showroom along with enclosed service yard/car park.

Accommodation

Building 1

Ground floor showroom

758 sqft 70 sqm

Ground floor storage

1,082 sqft 100 sqm

First floor offices

1,439 sqft 134 sqm

Building 2

Ground floor office/trade counter/stores

2,498 sqft 232 sqm

Ground floor warehouse

2,652 sqft 246 sqm

Mezzanine

5,591 sqft 519 sqm

Building 3

Ground floor storage

1,682 sqft 156 sqm

Mezzanine

874 sqft 81 sqm

Building 4

Ground floor storage

2,572 sqft 239 sqm

External

Tarmac surfaced yard/car parking area plus 4 car parking spaces immediately outside the site.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Warehouse & Premises

Rateable Value: £38,000

Uniform Business Rate for 2025/2026: £0.499

Planning

Going forward we are of the view the site has potential for redevelopment with a variety of potential uses.

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 0113 222 4409, email: dec@leeds.gov.uk

Guide Price

£1,050,000

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

EPC commissioned

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

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