

**RAPLEYS**

## FOR SALE Prominent Roadside Property

rapleys.com  
0370 777 6292

313 Dewsbury Road,  
Leeds LS11 5LQ

CONTACT **Thomas Ball**  
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**Alfred Bartlett**  
07738 090760 | alfred.bartlett@rapleys.com



Prominent roadside opportunity

Approximately 700 sq m  
(7,538 sq ft) building on a  
0.2 hectare (0.5 acre) site

Suitable for a variety of uses  
including retail, restaurant,  
drive-thru or trade counter  
(subject to planning)

Nearby occupiers include **Shell**,  
restaurants and independent  
retailers

Potential to refurbish to suit  
occupier requirements

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**Location**

The property is located on the corner of Middleton Grove and the busy A653 Dewsbury Road which connects with Junction 3 of the M621, approximately 1 mile to the North, with Leeds city centre approximately 2.5 miles to the North. The surrounding area is mixed residential and industrial in character. The property benefits from over 15,000 vehicle movements per day on Dewsbury Road (DFT 2015).

**Description**

The subject property is a former **Kwik-Fit** autocentre premises comprising a two storey brick building with offices fronting Dewsbury Road and former workshop area to the rear. The workshop was previously used as MOT and car repair bays, with customer parking to the front, seven roller shutter doors, a small reception area, customer toilets and ancillary staff facilities.

**Accommodation**

The property comprises the following approximate gross internal floor areas:

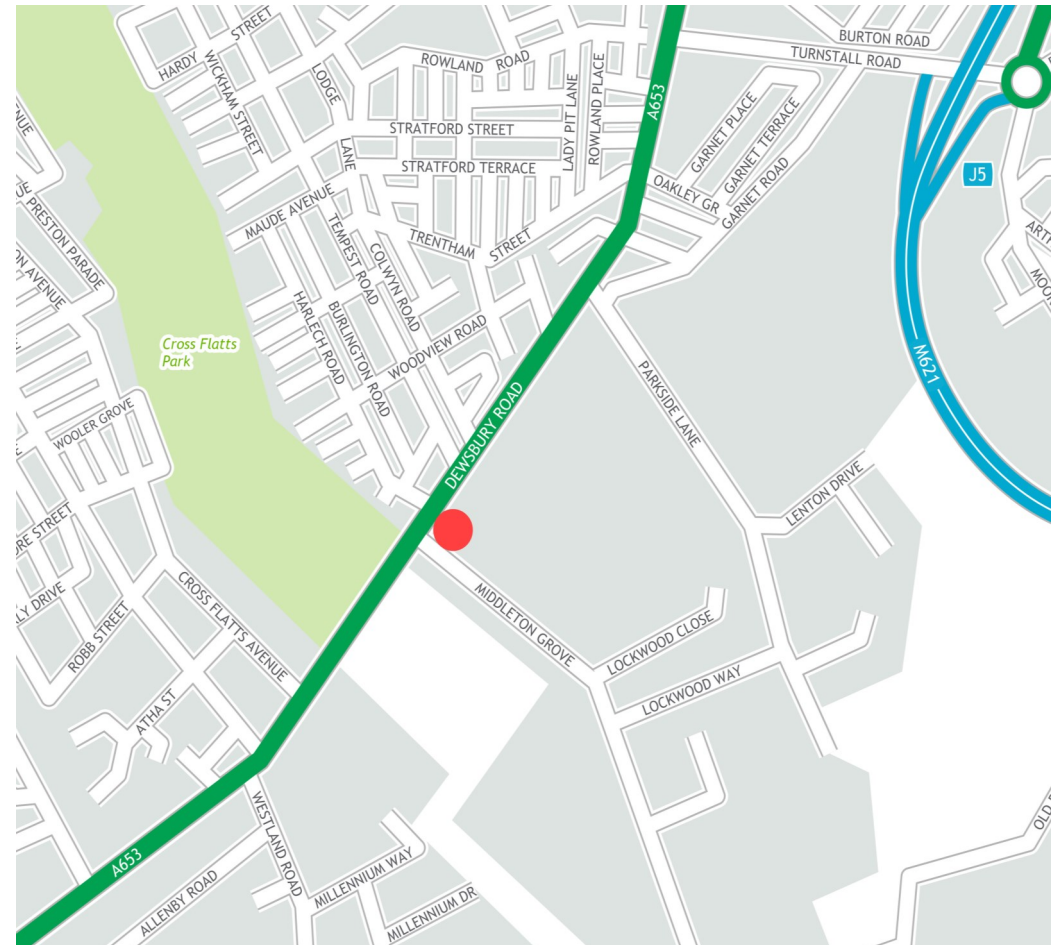
	Sq m	Sq ft
Ground floor	644.9	6,941
First floor	55.5	597
<b>Total</b>	<b>700.40</b>	<b>7,538</b>

	Hectare	Acre
<b>Total Site Area</b>	<b>0.20</b>	<b>0.50</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

**Tenure**

Freehold.



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**Terms**

Offers are invited for the freehold interest.

**Planning**

We are advised that the premises fall within Use Class B2 of the Town and Country Planning (Use Classes) Order 1987 (most recently having been used as vehicle repair/MOT centre).

It is suitable for a variety of alternative uses, subject to obtaining the necessary planning consent. Interested parties are advised to make their own enquiries of Leeds City Council.

**Rating**

We are advised that the Rateable Value for the property is £57,000 and the UBR for 2019/20 is 50.4p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

**Energy Performance**

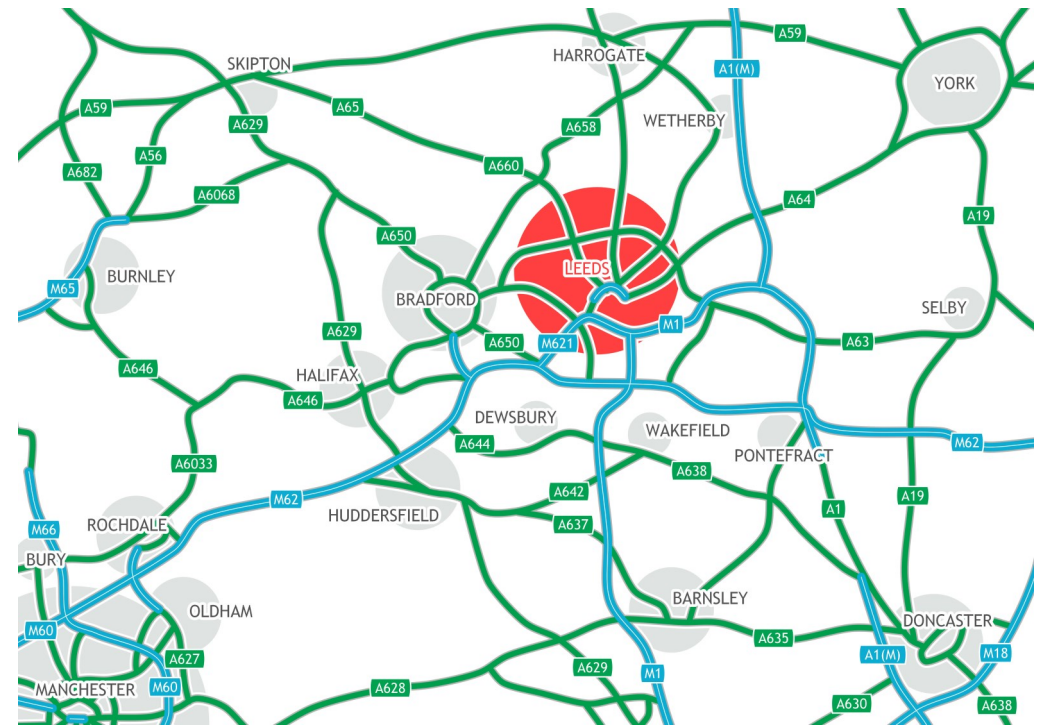
Energy Performance Asset Rating: E-116.

**VAT**

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

**Viewing**

Strictly by appointment via the sole marketing agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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