

TO LET Motor Dealership

Former Arnold Clark Motor Store, Whitehall Place
Leeds, LS12 1AA



Contact

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Location

The property is situated in a prominent position on the western fringe of Leeds City Centre. Leeds is the largest settlement in Yorkshire and the wider district has a population of c. 812,000 (2021 census).

The property is in close proximity to the A58, linking the City Centre north and the M621 south and providing additional routes to the wider motorway network.

The site sits within an established automotive and commercial district of the city with nearby occupiers including Vantage Toyota / Lexus, Kia, Hyundai, Mercedes-Benz, Vauxhall and MINI along with Dunelm, Care Co and Johnstone's Decorating Centre.

Description

The property comprises a former used car dealership constructed in the early 2000's as part of a larger automotive complex. The building is of steel portal frame construction and has full height glazed elevations with eaves of 6.5m. It is arranged to provide showroom, offices, ancillary and workshop accommodation.

The building is well specified and in good condition throughout.

Externally, there are hard surfaced areas allowing for spacious external vehicle display and parking for circa 100 vehicles.

Our clients will continue to occupy the neighboring premises for automotive use.

Energy Performance Rating

Energy Performance Asset Rating – TBC

Tenure

Leasehold only. The freehold is not available.

Terms

The property is available on a 10 year lease with a mutual break at year 5 at a rent of £250,000 per annum.

VAT

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

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

- High profile and prominent position.
- Edge of City Centre.
- 13,000 sq ft on 0.9 acres.
- Prime motor retail area of Leeds with many brands represented close by.
- Part of a wider automotive complex.



Showroom and Workshop

Accommodation

The property comprise the following approximate floor areas:-

	Sq m	Sq ft
Showroom	904.50	9,736
Offices	51.43	554
Ancillary	71.13	766
Workshop	137.30	1,478
Valet	17.12	184
Total	1,181.50	12,718
Parking	96	Spaces
	Hectare	Acre
Total Site Area	0.36	0.90

Rating

The property is currently assessed as part of a larger assessment and will need to be split in due course.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only.

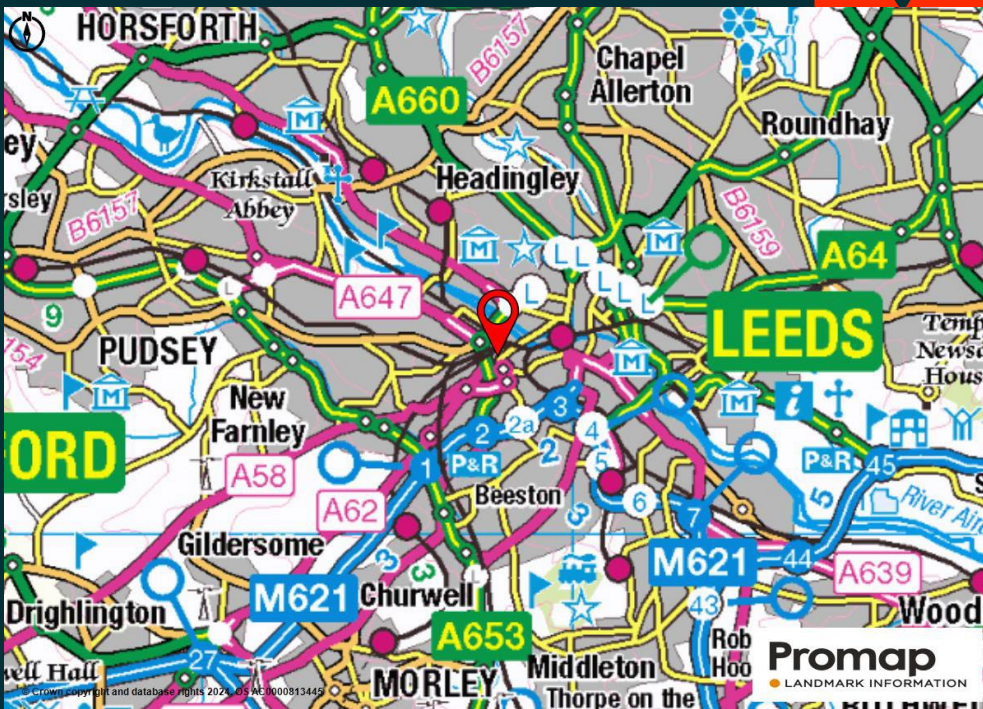
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested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

Total Site Area

0.36 hectares

0.90 acres





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