TAPP
CHARTERED SURVEYORS

CITY FIBRE PREMISES
WIDE LANE
MORLEY
LS27 9BL

FOR SALE

FREEHOLD INDUSTRIAL INVESTMENT
PRODUCING £25,000 PER ANNUM

LET BY WAY OF A TENANT REPAIRING 20 YEAR LEASE

- **MODERN INDUSTRIAL UNIT**
- **LARGE EXTERNAL YARD**
- **PROMINENT LOCATION**
- **LET BY WAY OF A TENANT REPAIRING LEASE**
- **TENANT UNDERGOING UNIT REFURBISHMENT**

RICS

4 Park Place Leeds LS1 2RU
0113 243 0920
www.tappcs.co.uk

Regulated by RICS

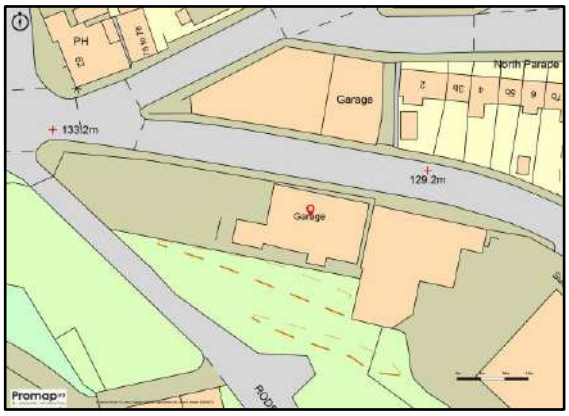
LOCATION

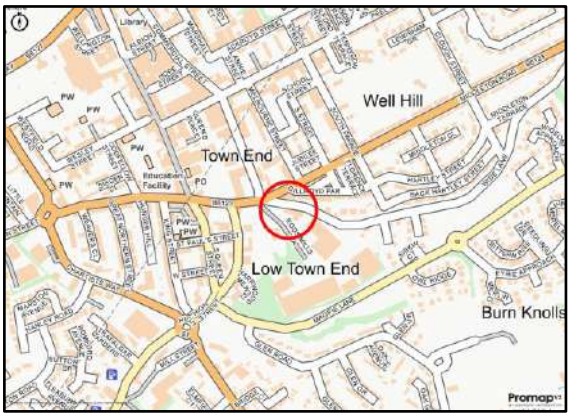
The unit is situated at the junction of Wide Lane with the B6123 Fountain Street and Commercial Street in the heart of Morley.

There are a variety of industrial and business premises in the vicinity, in particularly along the Southern side of Wide Lane. Beyond this to the South and East are residential areas but the heart of Morley Town Centre is just to the North along Commercial Street.

Junction 28 of the M62 motorway, lies less than a mile to the South East, with Junction 27 (Birstall Retail Park, Ikea & Showcase Cinema etc) approximately a mile to the North West.

Morley lies five miles south west of Leeds city centre and has a busy commercial centre with a wide range of local and national retailers.





DESCRIPTION

The property comprises a detached industrial unit which we assume is of steel portal frame construction and clad to the external walls predominantly with brick. The roof is twin pitched and covered with profile metal incorporating translucent roof lights.

On the front Western elevation of the property is a single story flat roofed protrusion containing office accommodation.

Finally, the Western end of the site is a large service yard bounded by a low brick wall on its frontage to Wide Lane.

ACCOMMODATION

We have not been able to inspect the interior of the unit as it is a secure, remote depot to the tenant.

The gross external area of the unit is 228.5 square metres – 2,463 square feet.

We estimate the gross internal area of the unit to be in the order of 2,200 square feet.

TENURE & TENANCIES

Our client owns the site by way of a freehold tenure, contained in 2 separate Land Registry titles.

The property is let by way of an overriding lease on tenant full repairing and insuring terms from the 30 May 2019 for 20 years and at a current rent of £25,000 per annum.

There are 5 yearly rent reviews to the retail price index and there are concessions to the tenants continued occupation at the end of the10th and 15th year.

The tenant is undertaking a substantial refurbishment of the unit at their own cost and in lieu of this there is a rent free period lasting until 30 November 2020.

EPC

An EPC is available upon request.

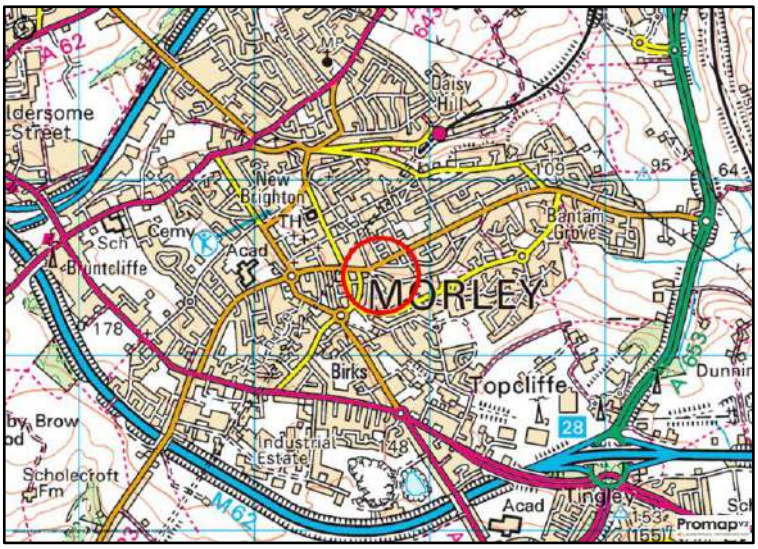
TERMS

Our client's freehold interest is offered for sale subject to the lease to City Fibre Limited. Offers are invited in excess of £275,000.

VIEWING AND FURTHER INFORMATION

For further information, arrangements to view, or to discuss the purchase, please contact:
Tapp Chartered Surveyors on **0113 243 0920**

SUBJECT TO CONTRACT
Details prepared October 2019



IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling or letting agents of the property for themselves, the vendors or the landlords of the property described herein, give notice that:-

1. Prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order. Also prospective purchasers or tenants should make all necessary enquiries with Tapp Chartered Surveyors or other agents of the vendor / landlord and with all relevant professional advisors and all other appropriate authorities and other relevant bodies.

2. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.

3. In making an offer, prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries.

4. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to identify the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans or photographs or drawings are not intended to depict the exact interest to be disposed of.

5. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers or tenants are strongly advised to arrange for full structural and if appropriate an environmental survey of the property by a professionally qualified person.

6. Any photograph or drawings of the relevant property or part thereof or the neighbouring area may not depict the property or the neighbouring area at the date a prospective purchaser or tenant inspects the brochure. Prospective purchasers or tenants are strongly advised to inspect the property and neighbouring area.

7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor or landlord are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor or the landlord and a purchaser or tenant.

8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.