

FOR SALE

**APPROXIMATELY 1.12 ACRES
CLEARED AND SECURED STORAGE LAND**



HOLDER & CO
Property Consultants



WELLINGTON ROAD

LEEDS, LS12 1EB

- **Approximately 1.12 Acres**
- **Superb Visibility**
- **Cleared and secured**

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LOCATION

Located on the fringe of Leeds City Centre, with superb frontage to the major roundabout junction between the A58 Wellington Road and A643 Canal Street.

DESCRIPTION

A former gas works site extending to approximately 1.12 acres. The site has been utilised as a Gas Storage Site for over 65 years and benefits from access to Wellington Road. The site is offered for sale, having been cleared, filled and prepared following the removal of the Gas holder.

RESTRICTIVE COVENANT

We are informed that the site has a restrictive covenant restricting the erection of buildings on the land coloured pink on the plan shown attached. The land is also not to be used for sale of alcohol or petrol or for leisure uses.

TERMS

The premises are offered freehold with vacant possession. Offers are invited on both conditional or unconditional basis.

FURTHER INFORMATION

Further information is available upon request from the sole agents.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

Holder & Co. on 0113 323 4504

Owen Holder: owen@holderandco.com

Philip Caspell: philip@holderandco.com

Subject to Contract