

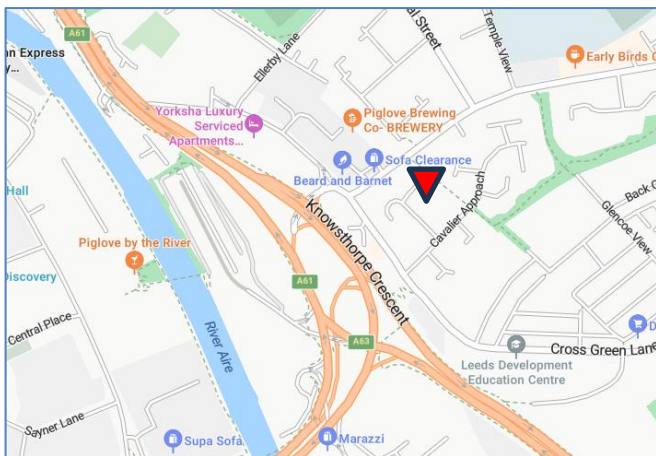


Cross Green Lane, Leeds, West Yorkshire, LS9 8LJ

TOTAL AREA: 10,373 SQ. FT (963.67 SQ.M) on 0.34 Ha (0.83 Acres)

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LOCATION

The property is situated on Cross Green Lane, just off the A61 / A63 and approximately 2 miles from Leeds City Centre. The A61 / A63 provides access to the M621 motorway.

The site is located in a mixed-use area comprising small industrial starter units and residential schemes.

DESCRIPTION

The subject comprises a former tyre & exhaust garage with workshop, storage, ancillary areas and reception:

- Single vehicular access / egress point
- Open parking / yard to front
- Steel portal frame construction with brick/block lower elevations
- Mezzanine administrative offices
- 6 vehicle access doors
- Dedicated customer reception / trade counter

SCHEDULE OF ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provide a gross internal area of: 963.67 sq m (10,373 sq ft) which includes the mezzanine of 75.81 sq m (816 sq ft).

The site extends to a total of approximately 0.34 ha (0.83 acres).

EPC

EPC Rating C (64)

BUSINESS RATES

Rateable Value - £94,500 (1st April 2026)

Description – Exhaust and Tyre Centre and Premises

TENURE / TERMS

The property is available on a long leasehold basis. The lease term is for 99 years, expiring in 2079 at a peppercorn rent (no rent reviews).

Offers over £575,000 are invited for the long leasehold interest.

VIEWING & FURTHER INFORMATION

By appointment through the sole agents, Newmark Gerald Eve LLP.

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Particulars issued June 2026.