



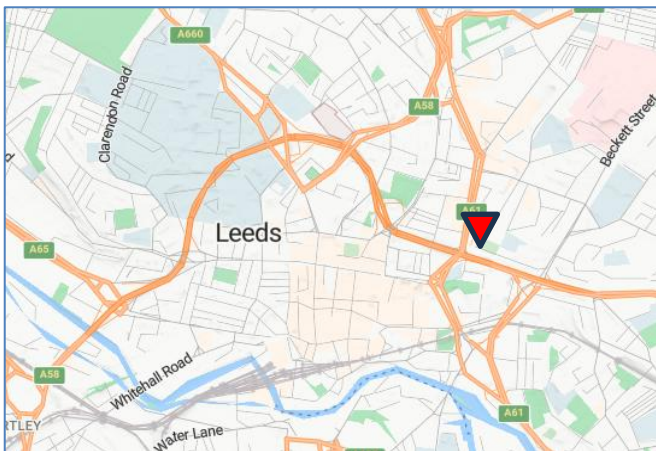
2 Regent Street, Leeds, West Yorkshire, LS2 7QA

OPPORTUNITY TO ACQUIRE THE FREEHOLD INTEREST WITH POTENTIAL FOR REDEVELOPMENT, SUBJECT TO PLANNING PERMISSION. SEEKING UNCONDITIONAL OFFERS.

TOTAL AREA: 13,196 SQ. FT (1,225.83 SQ.M) on 0.109 Ha (0.27 Acres)

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LOCATION

The property occupies a prominent position on Regent Street, close to Leeds city centre, with frontage to Bell Street and Mabgate.

Leeds principal retail core is within approximately a 10 minute walk. The surrounding area comprises a diverse mix of commercial, residential and retail uses.

DESCRIPTION

The property comprises two interconnected buildings of varying age and construction. The accommodation includes the former ATS Euromaster Ltd regional headquarters offices together with a tyre and exhaust centre at ground floor level, accessed directly from Bell Street. The buildings are linked by a first-floor pedestrian walkway.

SCHEDULE OF ACCOMMODATION

The property has a total site area of 0.27 acres (0.109 ha). We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Ground Floor	6,227 sq ft (578.51 sq m)
First Floor	6,357 sq ft (590.50 sq m)
Basements	612 sq ft (56.82 sq m)
TOTAL GIA	13,196 sq ft (1,225.83 sq m)

EPC

EPC Rating F (141)

BUSINESS RATES

The property is listed with a Rateable Value of £103,000 in the 2026 Rating List. Prospective purchasers should satisfy themselves as to the rates liability and should make their own enquiries with the relevant local authority.

TENURE

The property is available on a freehold basis (unconditional offers).

PRICE

Offers are invited for the freehold interest, exclusive of VAT, and will be considered on an unconditional basis only. The property is sold subject to an overage clause. Further information on request.

VIEWING & FURTHER INFORMATION

By appointment through the sole agents, Newmark Gerald Eve LLP. A data room link is available on request.

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Particulars issued July 2026.