



SITUATION

Located on the junction with Saltaire Road approximately 1/2 a mile from Shipley town centre. Shipley is an historic market and tourist town, famous for the UNESCO World Heritage Site of the Industrial Village of Saltaire, situated approximately 10 miles north-west of Leeds.

PROPERTY

A single storey building comprising a brick-built **Electricity Sub-Station** located at the end of a row of garages.

ACCOMMODATION¹

Electricity Sub-Station

Built Width 17'10"
Built Depth 16'4"

¹Not inspected by Barnett Ross.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing lease to **Northern Powergrid (Yorkshire) Plc (T/O for Y/E 31/12/2021 £467m, Pre-Tax Profit £175m and Shareholders' Funds £1.628bn)** for a term of 60 years from 1st May 1961 (**Holding Over**) at a fixed ground rent of **£10 per annum** exclusive.

Note: There may be potential to convert the building to a Double Garage, subject to obtaining possession and the necessary consents.



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Investment/Development Opportunity

The Surveyors dealing with this property are **John Barnett** and **Steven Grossman**

Vendor's Solicitors

Abacus Solicitors LLP
Tel: 0161 833 0044 Ref: Scott Tams
Email: s.tams@abacus-law.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**