FOR SALE
Rare Freehold with Residential Conversion Potential
Suitable for a Variety of Uses (STP)

26–27 PARK SQUARE WEST, LEEDS, LS1 2PQ

FOX LLOYD JONES

0113 243 1133

www.fljltd.co.uk

REVISED PRICE: OFFERS OVER £1,500,000



- Former HQ office
- Grade II Listed
- Original Georgian features
- Self-contained ‘own front door opportunity’
- Easily divisible to suit requirements
- External courtyard area
- Garage & storage space + electric roller shutter door
- Prime location, fronting onto Park Square gardens
- Suitable for a variety of uses (STP)



LOCATION

- 26–27 Park Square lie in the heart of the traditional central business district, with an enviable position on Park Square, overlooking desirable views of the manicured gardens and surrounding period buildings.
- The area remains a popular location for businesses and boasts nearby amenities including La Bottega Milanese, Sesame and Philpotts.
- Leeds Train Station is only a short 8-minute walk away.
- Multiple bus routes available on The Headrow / Wellington Street
- The area remains a popular location for a variety of businesses, with occupiers including DAC Beachcroft, Orega Business Centre, Northedge Capital, Harley Medical & Arden University.



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Description

- The Grade II Listed building comprises a mid-terrace Georgian property of brick construction beneath a pitched, slate covered roof.
- Originally two separate properties, the buildings have been linked to facilitate occupation by a single occupier, albeit they could be reinstated to separate properties in the future.
- 26/27 Park Square West provides traditional office accommodation over basement, ground and three upper floors and retains many period features.
- Externally, there is a pleasant courtyard area which in turn leads to a garage and store with the garage served by an electric roller shutter door and access from Somers Street.

PROPERTY DETAILS

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Accommodation

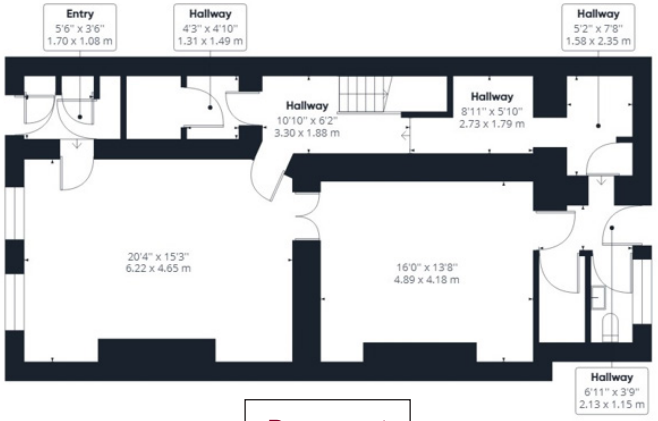
The available accommodation has been measured to have the following approximate net internal floor areas:

26 Park Square		
Floor	**Sq M**	**Sq Ft**
Lower Ground	61.32	660
Ground	63.92	688
First	60.72	654
Second	59.26	638
Third	14.06	151
Sub Total	**259.28**	**2,791**
27 Park Square		
Basement	64.82	698
Ground	65.87	709
First	62.87	677
Second Floor	57.78	622
Third Floor	33.78	359
Sub Total	**285.12**	**3,065**
Total	**544.40**	**5,856**
Garage	09.29	1,176
Garage Mezzanine	15.09	162

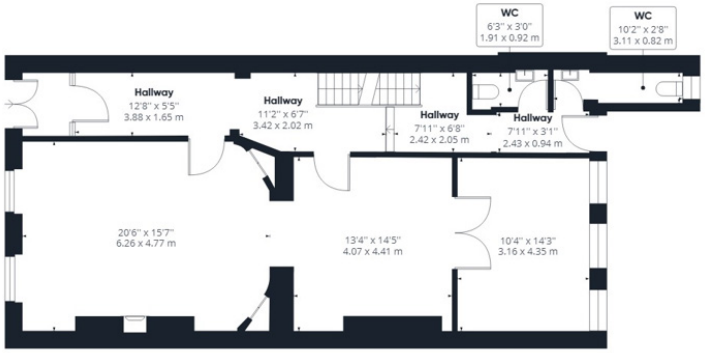
ACCOMMODATION

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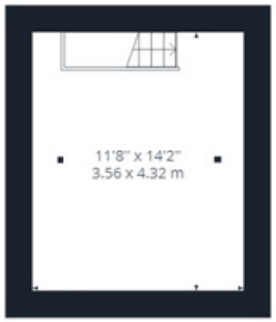
26 Park Square



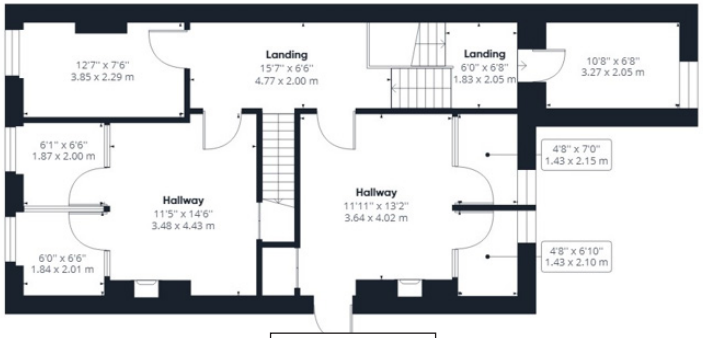
Basement



Ground Floor



Third Floor



First Floor



Second Floor

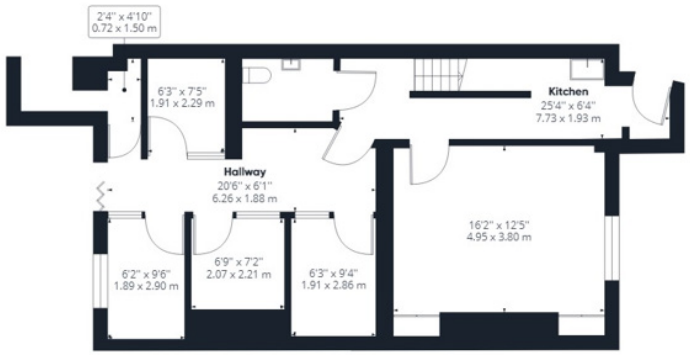
FLOOR PLANS

Current Layout

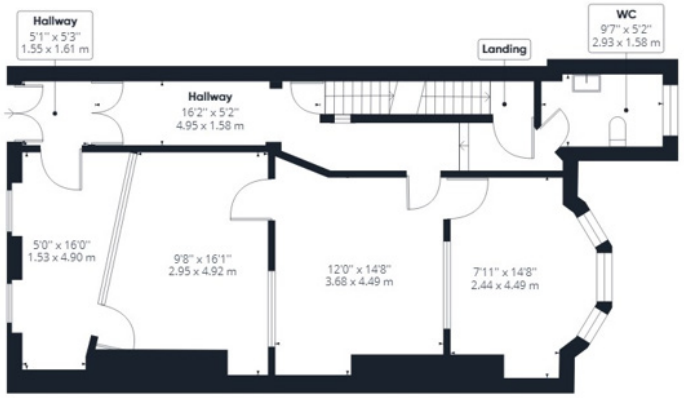
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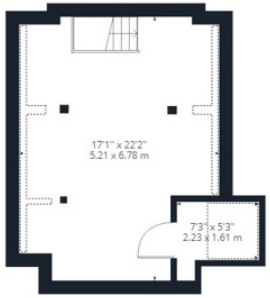
27 Park Square



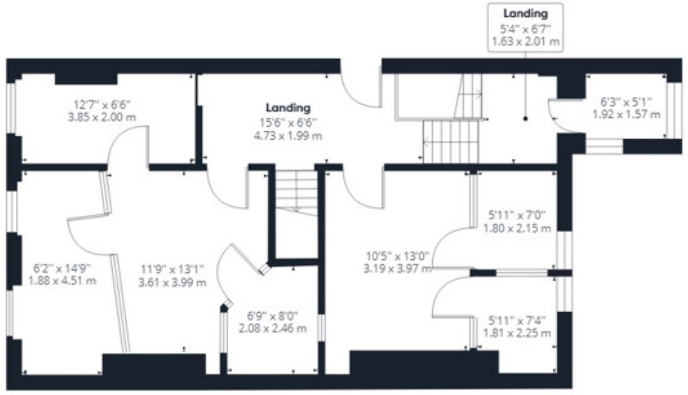
Basement



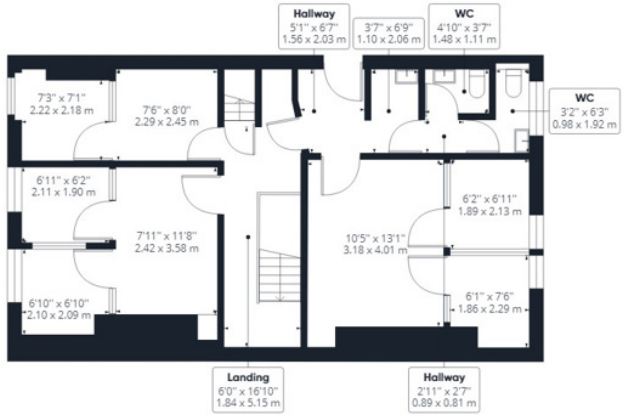
Ground Floor



Third Floor



First Floor



Second Floor

FLOOR PLANS

Current Layout

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Viewing & further information

Please contact the joint letting agents:

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Sanderson Weatherall

Tenure:

The property is available on a freehold basis and will be sold with vacant possession.

Proposal:

Inviting offers over £1,500,000
(One Million Five Hundred Thousand Pounds Sterling) exclusive for the whole.
Offers are also invited for 26 & 27 individually.

Rateable Value:

We advise all interested parties to make their own enquiries of the local rating authority.

EPC:

The certificate is available upon enquiry.

VAT:

We understand the property is not elected for VAT purposes.

Legal Costs:

Each party will be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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