

# LOT/ 115

MAYFAIR HOUSE, SHANNON STREET, LEEDS LSD9 8SS

**GUIDE PRICE** £180,000 PLUS

Legal documentation available at: [eddisons.com/legals](http://eddisons.com/legals)



/ Long leasehold investment / Let until 2021 / Producing £26,625 per annum

**LOCATION** The property is situated at the junction of Shannon Street and Upper Accommodation Road which provided direct access to York Road (A64) which provide easy access to Leeds city centre less than 1 mile to the east.

**DESCRIPTION** Two storey former warehouse and office building currently occupied by a Church.

**ACCOMMODATION** The property provides accommodation mainly at ground floor level with some ancillary offices at first floor level. In total the building extends to approximately 1,648.9m<sup>2</sup> (17,749ft<sup>2</sup>).

**OUTSIDE** Secure private yard to rear.

The site held long leasehold for a term of 85 years from 18 December 1964 with a passing rent of £366 per annum without review.

**OPEN TO VIEW Telephone 0845 505 1200**

**Surveyor:** Glenn Levison



UNIT	RENT £PA	LEASE	NOTES
Christ Temple of Worship	26,625	10 year lease from 3 April 2011	Rent review due 2017