

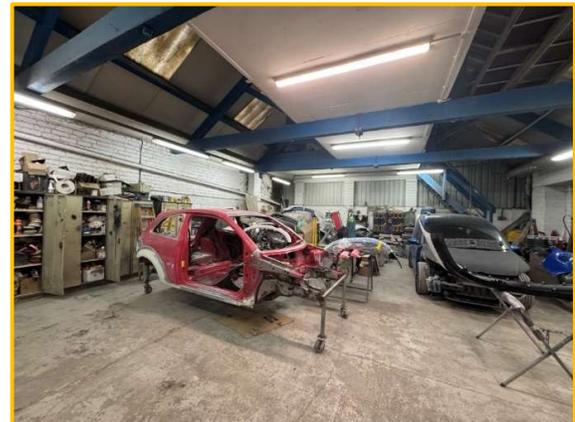
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COMMERCIAL

For Sale

**Former Moto-Craft Premises
Grangefield Ind Estate
Parkfield Terrace
Off Grangefield Road
Pudsey, Leeds LS28 6BP**

**Asking Price:
£285,000**



FREEHOLD INDUSTRIAL PREMISES USED FOR MOTOR VEHICLE REPAIR

337m² (3,627ft²)

- Positioned on well-established industrial estate
- Overall site area 0.125 acres
- 2 Drive-in loading doors and good office content
- 4 Miles from Leeds and 5 miles from Bradford

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THE PROPERTY

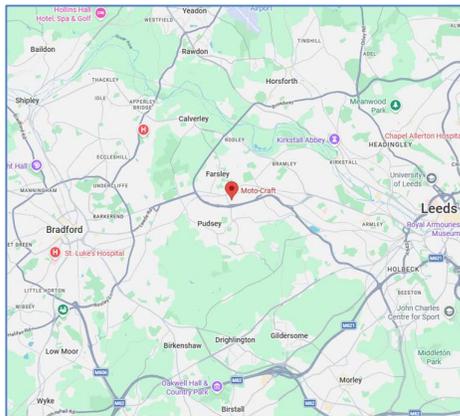
The property comprises a mid-terraced industrial building which provides ground floor workshop accommodation with first floor offices. It is used as a motor vehicle repair body shop and has 2 drive-in loading doors and a good yard area to the front.

The property is traditional construction with external elevations being of stone and brick overlaid with profile metal sheeting. The roof is pitched and concrete tiled with a side extension being cement rendered and constructed under a pitched profile steel sheet roof.

The building extends to 337m² (3,635ft²) and is positioned on a site extending to 505m² (0.125 acres) and has a concrete surfaced yard to the front accessed off Parkfield Terrace which has a gated entrance.

The availability of the property to purchase provides an excellent opportunity for an investor to acquire premises which are subject to strong occupier demand within the rental sector, or for an owner-occupier to acquire for their own business purposes.

LOCATION



The property is situated within a commercial and industrial area approximately 0.75 miles from Pudsey town centre with good access to Richardshaw Road Industrial Estate.

Pudsey is a large urban area, being a district of Leeds and therefore provides good access to Leeds city centre which is 4 miles away and is also convenient for Bradford which is 5 miles away.

The area is accessible for the M621 motorway network and, in turn, the M62.

ACCOMMODATION

GROUND FLOOR

Reception, body shop and WC 283.72m² (3,054ft²)

MEZZANINE

Stores 35.76m² (385ft²)

FIRST FLOOR

Offices 54.36m² (585ft²)

Total 373.84m² (4,024ft²)

Total Excluding Mezzanine 337.00m² (3,635ft²)

ASKING PRICE

£285,000

TENURE

The property is held under 2 separate freehold titles with Title Nos. WYK503859 and WYK343341.

RATEABLE VALUE & UNIFORM BUSINESS RATES

£12,250 rising to £15,250 from 1 April 2026.

This will be charged back to the tenant by the local Rating Office at the Uniform Business Rate of 49.9p/£ (2025/26).

SERVICES

The property has the benefit of mains gas, 3 phase electricity, water and sewer drainage. There is a gas space heater within the building.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys.com

PLANNING

The property has been used as a motor vehicle repair workshop for a number of years. Any interested party should verify the suitability of the property in planning terms for their proposed use.

VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: E Rating.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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