



**WOODHOUSE METHODIST CHURCH
WOODHOUSE STREET
LEEDS
LS6 2NY**

**FOR
SALE**

**FORMER CHURCH PREMISES FOR SALE –
REDEVELOPMENT POTENTIAL SUBJECT TO PLANNING**

**EXISTING BUILDINGS TOTAL 4937 SQ FT (458.7M²)
SITE AREA APPROX. 0.32 ACRES**

Location

The site fronts Woodhouse Street, close to its junction with Rampart Road and approximately 200m from the main Hyde Park Corner junction with Woodhouse Lane (A660). This location is approximately 1 mile north of Leeds city centre and is within a densely populated residential area.

Description

The property comprises a single-storey purpose-built former church premises, under a pitched roof. There is a linked annex building which is also single storey under a flat roof. There is a small forecourt to the front of the property and a yard area to the rear.

Accommodation

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition), the accommodation provides the following approximate gross internal areas:

Main Hall	3208 sq ft (298m ²)
Annex	1729 sq ft (160.6m ²)
Total	4937 sq ft (458.7m²)

Terms

Offers are invited for our client's freehold interest in this property.

Business Rates

As the property is currently a Methodist church it is exempt from Business Rates. If the property use is changed then Business Rates will be reassessed. Interested parties are advised to make their own enquiries in this respect.

Viewing/Further Information

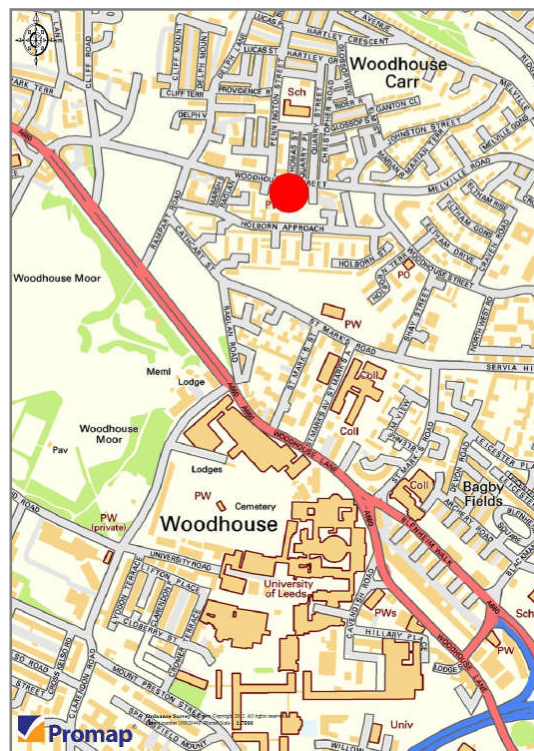
For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 2395777 or Matt Mitchell on 0113 2395778.

An Energy Performance Certificate for this property is available upon request.

SUBJECT TO CONTRACT

Details prepared February 2012

SPD/LPJ



for illustrative purposes only



MISREPRESENTATION ACT 1967. Messrs Adair Paxton LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but 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 the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton LLP has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE