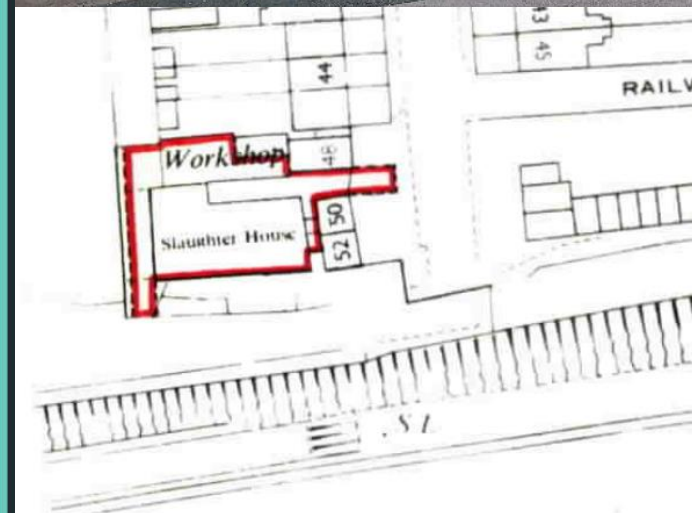


# FOR SALE

# LM ONE.

## INDUSTRIAL UNIT FORMERLY USED AS AN ABATTOIR



### 48 MARSHALL STREET, CROSSGATES, LEEDS, LS15 8DY

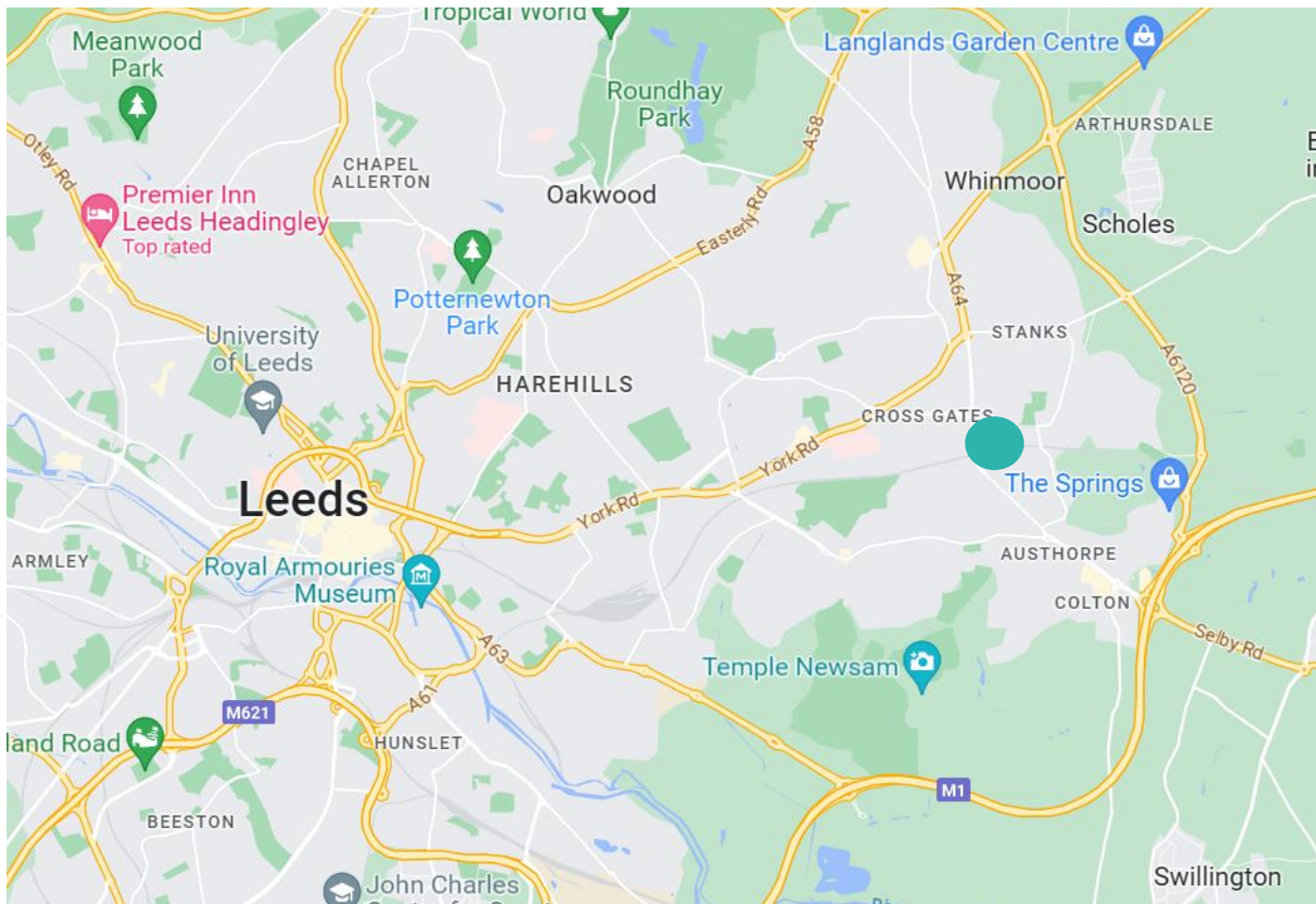
Price – £225,000

Size – 3,620 sq ft GIA

- Variety of potential uses subject to obtaining relevant consents
- Industrial premises formerly used as an abattoir
- Adjacent Crossgates Shopping Centre

# SALE CONSIDERATIONS

- Freehold for sale
- Quoting price £225,000 Subject to Contract
- Extending to 3,620 sq ft on a GIA basis on 0.132 acres
- Suitable for a variety of uses including workshop, light industrial or storage land subject to demolition.
- Located to the rear of Crossgates Shopping Centre
- Crossgates train station within a few hundred paces



## LOCATION

The property is located in Crossgates which lies just under 4 miles east of Leeds City Centre with junction 46 of the M1 just over a mile to the south east.

Situated at the end of Marshall Street, the Crossgates Shopping Centre is immediately to the west of the subject property with an adjoining boundary.



## DESCRIPTION

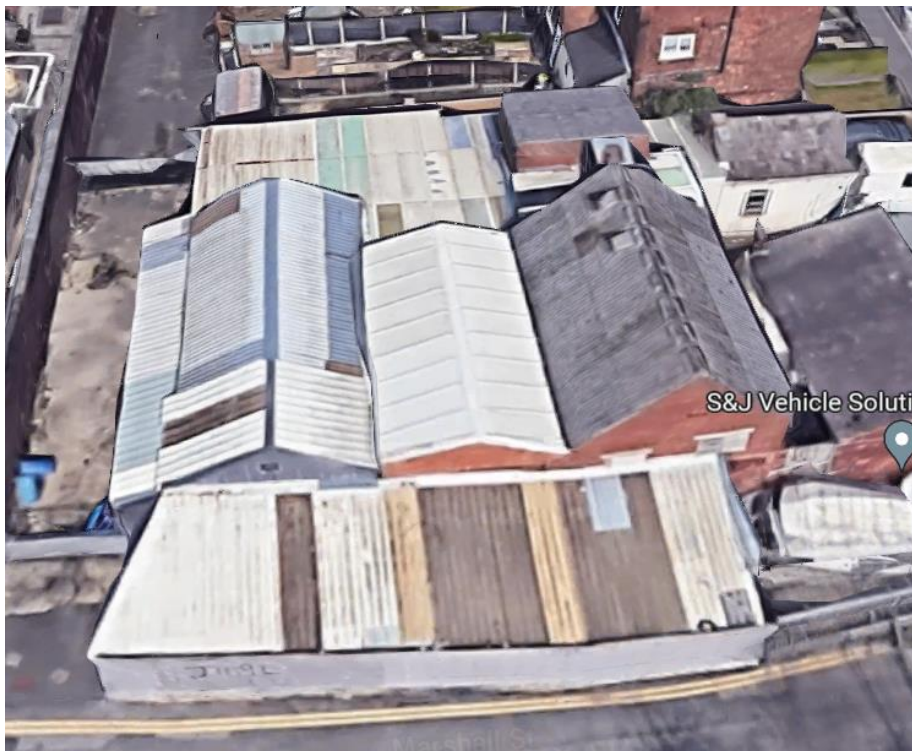
Although the abattoir has recently closed, the site still has the potential to operate as a fully functioning abattoir, however, could also lend itself to a number of redevelopment uses. The site provides a lairage for the collection of livestock, followed by a production area. The production area is all single storey, with a continuous hanging belt connecting the area to the fridge stores. Processing areas then follow with further fridge stores once the meat has been packaged and processed. There are two separate loading areas to the east and west elevations of the property off Marshall Street & Back Marshall Street (Cul-de-Sac), both with roller shutter access. Upon entrance to the site there is an office which adjoins the main production building and small yard.

The abattoir has been substantially cleaned down, with modern stores and production areas being constructed on a piecemeal extension basis. The site sits on approximately 0.132 acres.

## SERVICES

It is understood that the property has mains supplies of electricity (3 phase – 100A per phase), gas, water and is connected to the mains drainage and sewerage systems.





## PRICE

Quoting a price of £225,000 for the Freehold

## BUSINESS RATES

The property Rateable Value has been assessed to £13,250. Interested parties are advised to make their own enquiries with the Local Authority.

## EPC

The EPC is available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

By prior arrangement with the agent:

Tel / 07960 708 544

Email / [Matt@LM1.agency](mailto:Matt@LM1.agency)

Tel / 07552 476 571

Email / [Steven@LM1.agency](mailto:Steven@LM1.agency)

September 2023

**SUBJECT TO CONTRACT**

For more information, please contact Steven Jones on 07552 476 571 or at [Steven@LM1.agency](mailto:Steven@LM1.agency) or Matt Bredin on 07960 708 544 or at [Matt@LM1.agency](mailto:Matt@LM1.agency)



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