

FOR SALE



Grade II Listed Former Mill Complex  
with potential for redevelopment.

ABBAY MILLS, ABBAY ROAD, LEEDS LS5 3HP



- Grade II Listed Building
- Potential for residential conversion or other uses
- In need of significant modernisation and improvement
- Prominent location

OFFERS INVITED

2601 M2 (28000 SQ FT)

## ABBEY MILLS, ABBEY ROAD, LEEDS LS5 3HP



### LOCATION

The property stands on Abbey Road at Kirkstall close to its junction with Leeds and Bradford Road and Kirkstall Lane about 3 miles west of Leeds City Centre.

### DESCRIPTION

The property comprises a Grade II Listed Former Mill Complex comprising a variety of buildings from single storey to four storeys. The buildings are predominantly built in stone with slates roofs.

### ACCOMMODATION

Due to the fact that parts of the property are inaccessible, it has not been possible to fully measure the premises although it is understood that the accommodation extends to approximately 2,661 m<sup>2</sup> (28,632 sq.ft.) on a site area of approximately 0.54 hectares (1.32 acres). Prospective purchasers should satisfy themselves on the accuracy of the areas.

### SERVICES

We understand the premises originally benefitted from mains water, drainage and electricity. No access or tests of the services has been possible. Purchasers should rely on their own investigations.

### RATEABLE VALUE

It is understood that the property historically was in occupation by multiple business and there are numerous rateable values. Rates will not be payable as the property is a Grade II Listed Building. Prospective buyers should make enquiries of the Valuation Office as to all of the listed rateable values.

### PLANNING

The property is a Grade II Listed Building. The property has potential for alternative uses subject to planning permission. Purchasers should make their own enquiries with the Local Authority.

### TERMS

Offers are invited for the freehold interest.

### VAT

The client has confirmed that VAT is not payable on this transaction.

### LEGAL COSTS

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

### EPC

There is no EPC available. The building is not sufficiently safe for an EPC to be carried out.

### VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

REF: AUG 2024

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### Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.

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