



10 Melbourne Mills, Melbourne Street,  
Morley, LS27 8BJ

**\*Guide Price £50,000 + (plus fees)**

**For Sale by auction on  
Wednesday 31st August 2022**

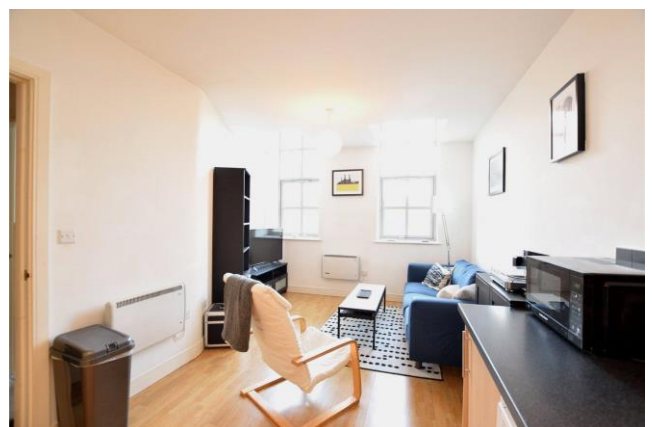




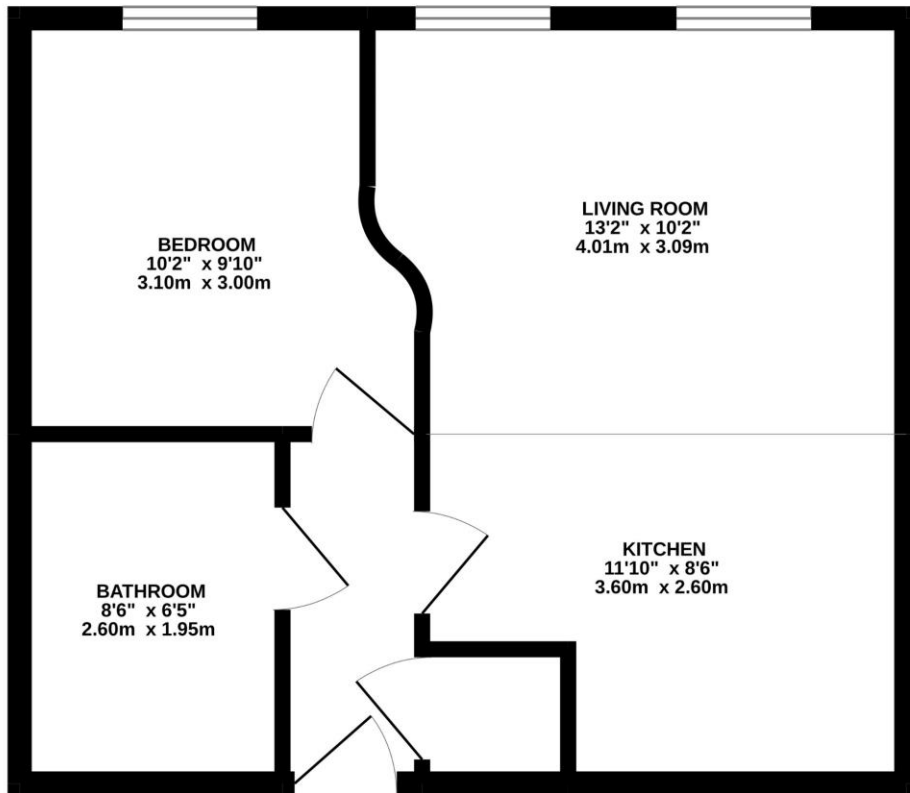
# Melbourne Mills

This one bedroom first floor apartment would make a good addition to a portfolio. Currently let to a professional and immaculately kept, the property is generating a healthy income of £6,600 per annum which equates to a gross return of more than 13%, based on the guide price. Externally, there are parking bays for residents. The development is located in Morley town centre and has good access to the White Rose Shopping Centre and motorway networks.

Lease details - 125 years from January 2004. Service charge for 2022 is £1,139 per annum and ground rent of £400 per annum.



FIRST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 404 sq.ft. (37.5 sq.m.) approx.  
plan not to scale - strictly for identification purposes only  
Made with Metropix ©2022

**Tenure –Leasehold**

**Services** – Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services. NB: Services, apparatus and equipment have not been tested by Auction House and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.

**Local Authority** – Leeds City Council

**Viewings** – Strictly by appointment with Auction House Tel 0113 3933482

**Plans & Photographs** – The plans and photographs are there to aid identification of the property only. The plans are not to scale.

**Charges & Payments** – In addition to the deposit

**Administration Charge:** 0.9% inc VAT of the purchase price subject to a minimum of £1,200 inc VAT.

**Search Fees:** £240 Inc VAT

**Disbursements:** Any additional disbursements payable by the purchaser are yet to be confirmed by the vendors solicitor. For more details please see the legal pack.

**\*Guide Price** Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

**Viewing**

By appointment only through our Auction House branch Mon – Fri 9.00 - 5.30  
Call our team 7 days a week from 8am til 8pm

First Floor, Caledonia House, Lawnswood Business Park, Leeds, LS16 6QY

Tel: 0113 3933482 Fax: 0113 258 6698

Email: [info@ahwy.co.uk](mailto:info@ahwy.co.uk) [auctionhouse.co.uk/westyorkshire](http://auctionhouse.co.uk/westyorkshire)

Registered Office: Leigh House, 28-32 St Pauls Street, Leeds LS1 2JL  
Registered in England No. 07100384