



Commercial Development in LS2

Clarendon Road, Leeds, West Yorkshire,
LS2 9NZ

£1,800,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Converted Georgian Manor House
- ✓ 13 Self Contained Apartments
- ✓ High Quality Presentation
- ✓ Large Car Park
- ✓ Large Storage Cellars

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

Thirteen impressive apartments situated on the edge of Leeds City Centre, close to Universities and Hospitals, within a Grade II listed Georgian Villa once the home of eminent physician John Deakin Heaton currently operating as high end serviced accommodation. Featuring off street parking for 10 vehicles (additional parking could be created subject to necessary planning permissions being granted), an impressive galleried landing entrance hall with feature floor tiles and roof light, large storage cellars with potential for further development (subject to necessary planning permissions and building regulations being granted), impressive character features throughout, every apartment features a modern kitchen area with kitchen island including integral appliances: Fridge with freezer compartment; wine fridge; washer dryer and dishwasher, and modern bathroom/shower room. Individual design in each of the apartments provides different styling options for each occupant. The building is currently operated as a "hands off" investment with cleaners and management in place but new owners could increase profit margins further by resuming some of the management roles, encouraging direct bookings free of commissions and potentially increasing parking spaces or accommodation options.

This superbly located historical property offers a wealth of potential and possibilities for the right investor.

The property freehold is held within a SPV limited company and the company can be purchased with the property within it if the purchaser desires.

Gross income for 2024 £338,493.09 Gross income for 2025 £317,356.29.

Please note we have not inspected this property.

Price: Starting Bid £1,800,000

Property Type: Commercial Development

Business Type: Residential Investments

Parking: Allocated

Location

Situated on the edge of Leeds City Centre, close to Universities and Hospitals

Accommodation

Featuring off street parking for 10 vehicles (additional parking could be created subject to necessary planning permissions being granted), an impressive galleried landing entrance hall with feature floor tiles and roof light, large storage cellars with potential for further development (subject to necessary planning permissions and building regulations being granted), impressive character features throughout, every apartment features a modern kitchen area with kitchen island including integral appliances: Fridge with freezer compartment; wine fridge; washer dryer and dishwasher, and modern bathroom/shower room. Individual design in each of the apartments provides different styling options for each occupant

Tenure

YY83636 - Freehold

Rateable Value

Current rateable value (1 April 2026 to present) £51,750. Sourced from VOA.

EPC

Please note the EPCs were carried out before construction was completed, so ratings may have improved since reports.

The Broderick - G
The Corson - G
The Deakin - G
The Heaton - G
The Leeming - G
The Loft - G
The Matcham - F
The Scott - F
The Smeaton - F
The Stables - E
The Studio - G
The Thoresby - G
The Waterhouse - G

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

Clarendon Road, Leeds, West Yorkshire, LS2 9NZ

Contact your local branch today for more information on this property:

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