



Delacey House, Abbey Road, Leeds, LS5 3HS

A freehold office building fronting A65 Abbey Road and offering development potential STPP

4,620 sq ft (429.21 sq m)

- A former cinema built in 1913
- Two floors of offices plus basement storage
- Large car park
- Recently used as offices
- Prominent to passing traffic
- Possible development potential

Summary

Available Size	4,620 sq ft
Price	Offers in the region of £375,000
Business Rates	The property doesn't currently have a Rateable Value
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Delacey House originally built as a cinema, is a semi-detached office building with frontages to roads to its north, east and south, on a site sloping up to the north and east.

Approximately rectangularly shaped it is of brick load-bearing walled construction under pitched slated roofs. The front facing elevation has a number of decorative features including a large arched original doorway opening, and decorative brickwork with ornamental heads. To the north of the building is a car park with landscaped areas.

Delacey House offers accommodation over two floors. At ground floor there is a reception and adjacent waiting room. Beyond these are a variety of open plan working areas and some private offices with male, female and disabled WC.

At first floor level there is a large open-plan office and beyond it, three meeting rooms, a kitchen and further WCs.

Location

The property is located with prominent frontage to the A65 Abbey Road in Kirkstall, about three miles north west of Leeds city centre.

Kirkstall is an attractive suburb of the city, home to the famous Abbey, a leisure centre, good retail facilities anchored by a Morrisons supermarket at Savins Mill Way and the brand new Kirkstall Place residential development.

Burley, Hyde Park and Headingley lie to the south east, with Horsforth to the north west.

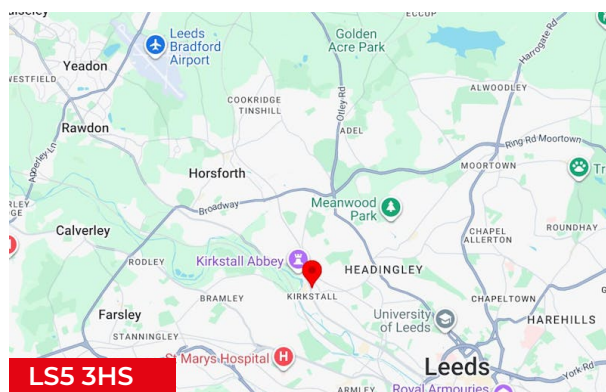
Delacey House fronts the pavement of Abbey Road and can be identified by our "For Sale" sign. A car park and access is gained from Vesper Grove to the rear.

Viewings

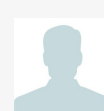
Please contact the office to arrange a viewing.

Terms

Delacey House is offered for sale with vacant possession. Offers are invited in the region of £375,000.



Viewing & Further Information



Lesley Clark

lesley.clark@dhpproperty.co.uk

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