

Case study

Fleurets
a fresh approach

Residential Care Home Shaftesbury Hotel

York Road, Leeds,
West Yorkshire, LS9 6NH

Substantial detached freehold property
Prominent position on main A64
Site area of approximately 0.75 acres
Located 1 mile north of Leeds City Centre

 Hotels

 Restaurants

 Pubs

 Leisure

THE CLIENT

Admiral Taverns Plc

THE BRIEF

A substantial detached public house, which had been closed for a number of years. Situated on a large site with woodland to the rear, potentially prohibiting development potential. Located approximately 1 mile north of the City Centre.

Internally the property was in a state of disrepair and it was apparent that demolishing the site would be the most viable route.

THE RESULT

A for sale board was erected and an extensive marketing campaign begun, predominately directed towards developers and alternative use operators. Due to the prominent position, we received a vast amount of interest from residential developers and care home operators and agreed a deal to a care home operator who could exchange within 36 hours on an unconditional basis. The property was sold off a guide price of £750,000.