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williamson

Chartered Surveyors
Commercial Property Agents

OF INTEREST TO OWNER OCCUPIERS, INVESTORS, DEVELOPERS ETC.

Secure Site at Marley Street BRADFORD BD3 9HE



Boundaries are for Indicative Purposes Only

FOR SALE

- Secure Site Extending to approx. **0.85 acres (0.344 Hectares)**
- Situated in an Established Industrial Location a Short Distance from Leeds Road (A647), Shipley Airedale Road (A650) and Otley Road (A658).
- Guide Price of **£200,000**
- **Best Offers Sought by mid-day on Friday 20th April 2018**

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SITUATION

The premises are situated off Garnett Street approximately 1/2 mile east of Bradford City Centre in an established commercial/industrial area. Garnett Street is a busy vehicular thoroughfare linking Leeds Road (forming part of the A647 arterial route) through to the roundabout junction with Otley Road and Barkerend Road. Easy access is therefore available to Shipley Airedale Road/Wakefield Road (A650), the City Centre etc.

Occupiers in the locality include Suki's Cash & Carry, Lubna Foods Ltd, Bedz R Us and Triple XXX Car Spares.

SITE/PLOT

The site which extends to approximately 0.85 acres (0.344 hectares) has been used as a concrete batching plant for a significant number of years and operations have recently ceased. The site benefits from extensive concreted / hardstanding areas, being split level.

The site is bounded by a combination of palisade / metal panel fencing and is secured by lockable metal swing gates from Marley Street.

It is anticipated that the site will be sold with the plant and structures removed.

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:-

Rateable Value: £37,750
Rates Payable (approx): £18,082

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

SALE PRICE

Best offers in writing are sought by **mid-day on Friday 20th April 2018**, to include:-

- Level of offer
- Purchaser's details
- Solicitor's details

- Funding arrangements
- Timescales to exchange/completion
- Any conditions attached to the offer.

Guide sale price - **£200,000**. Please note that the sellers reserve the right not to accept any offer received.

RESTRICTION ON USE

Please note that there will be a user restriction placed on the future use of the site/property preventing the manufacture of ready mixed concrete or asphalt.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

VAT

Our clients advise that VAT is not chargeable on the sale price although they reserve the right to do so, if appropriate.

VIEWING

By contacting the sole agents:-

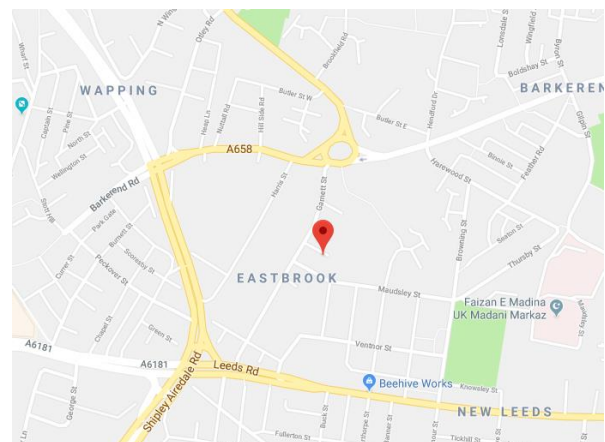
Sharma Williamson

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(March 2018)



Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

PHOTOS



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