

sharma
williamson

Chartered Surveyors
Commercial Property Agents

100 Garnett Street BRADFORD BD3 9HA



BOUNDARIES ARE FOR INDICATIVE PURPOSES ONLY

TO LET/MAY SELL

- Sizeable Workshop/Showroom/Office Premises Extending to Approx. **1,208.0 sq m (13,000 sq ft)** arranged in 3 distinct bays
- Dedicated Secure On Site Parking for Approx. 20 Cars.
- Excellent Access to Leeds Road (A647), Shipley Airedale Road (A650) etc.
- Rare Freehold Opportunity.

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Office also at 1st Floor, 8 Henry Street, Keighley, BD21 3DR





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SITUATION

Garnett Street is a popular vehicular route serving this established industrial/commercial area, linking Leeds Road (A647) through to Barkerend Road, a short distance from Shipley Airedale Road/Wakefield Road (A650) providing superb access to the City wide region.

Longstanding occupiers in the vicinity include Sig Roofing, Hilton Ice-cream and Lubna Foods (recently expanded operation).

PROPERTY/ACCOMMODATION

The complex comprises an L shaped development being fully clad in modern profile sheeting and attractive blue trim, benefiting from the following amenities:-

- Roller shutter access to all 3 bays
- Solid floors throughout
- Open plan workshop space
- Good quality staff facilities and offices/showroom

The premises provide the following approximate gross internal floor areas.

Bay No	Description	Sq m	Sq ft
1	Mezzanine store and WC	75.3	810
1	Ground floor workshop	263.2	2832
2	Ground floor workshop, dedicated customer conservatory and reception	447.2	4812
3	Ground floor – existing showroom (previous workshop) with partitioned sales office, WCs and kitchen	276.7	2977
3	First floor – additional showroom, 2 private offices and meeting room	144.5	1555
Total Approx. Gross Internal Floor Area		1208.0	13,000

Outside

- Dedicated tarmac parking for approx. 20 cars.
- Dedicated access and yard area exclusively serving bay 2.

RATING

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

Rateable Value: £24,500
Rates Payable (approx): £11,417

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

RENT/LEASE

The complex is available to let upon a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£42,000 per annum exclusive** Subject to Lease, plus VAT – if appropriate

SALE PRICE

Alternatively, our clients will consider a freehold sale of the complex at offers in excess of **£650,000** – Subject to Contract, plus VAT if appropriate.

LEGAL COSTS

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

VAT

Our clients advise that VAT is not chargeable upon the rent/sale price, however they reserve the right to do so, if appropriate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **D**, a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the joint agents:-

Sharma Williamson

Tel: (01274) 759955
Email: info@sharmawilliamson.co.uk
Web: www.sharmawilliamson.co.uk

Andrew Idle Associates (Ref Andrew Idle)

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(July 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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