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Chartered Surveyors
Commercial Property Agents

OF INTEREST TO DEVELOPERS, OWNER OCCUPIERS, STORAGE OCCUPIERS ETC

Plot at Rouse Fold, Off Prospect St BRADFORD BD4 7AE



Boundaries are for Indicative Purposes Only

FOR SALE/TO LET

- Development Plot Extending to **0.37 acres (1,497 sq m)** or thereabouts
- Outline PP for 2 Storage / Warehouse Units.
- Frontage to Wakefield Road (A650)
- **Sale Price: £350,000**
- **Rent: £30,000 pa**

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SITUATION

The plot occupies a busy and high profile location with sizeable frontage to Wakefield Road (A650), one of the main arterial routes in / out of Bradford and benefitting from significant volumes of passing traffic.

Ease of access is available to the city wide region as well as the motorway networks to the south, including the Leeds region via the main junction with Leeds Road (A647), a short distance away.

The location is therefore favoured by longstanding commercial occupiers.

These include Keyline Builder's Merchants (next door), Bon Bons Nursery and Christy's, who have a sizeable operation in the vicinity.

PLOT

The plot formerly housed Rouse Mill which has been demolished and the site cleared and secured, ready for occupation / development.

An online electronic survey suggests that the plot extends to **0.37 acres (1497 sq m)**.

PLANNING CONSENT

The site benefits from outline planning consent (application 20/02778/OUT) for the development of 2 storage units.

Unit 1 extends to **202.5 sq m (2179 sq ft)** and Unit 2 extends to **286.5 sq m (3083 sq ft)**, with the benefit of a communal access / egress point and shared yard area.

SALE PRICE

Offers in the region of **£350,000** are sought for the freehold interest – subject to contract, plus VAT (if applicable).

RENT

£30,000 per annum exclusive Subject to Lease, Plus VAT – if appropriate

LEASE

The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

LEGAL COSTS

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

VAT

We are advised by our client that VAT will not be chargeable but they reserve the right to do so if appropriate.

VIEWING

By contacting the sole agents:-

Sharma Williamson

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