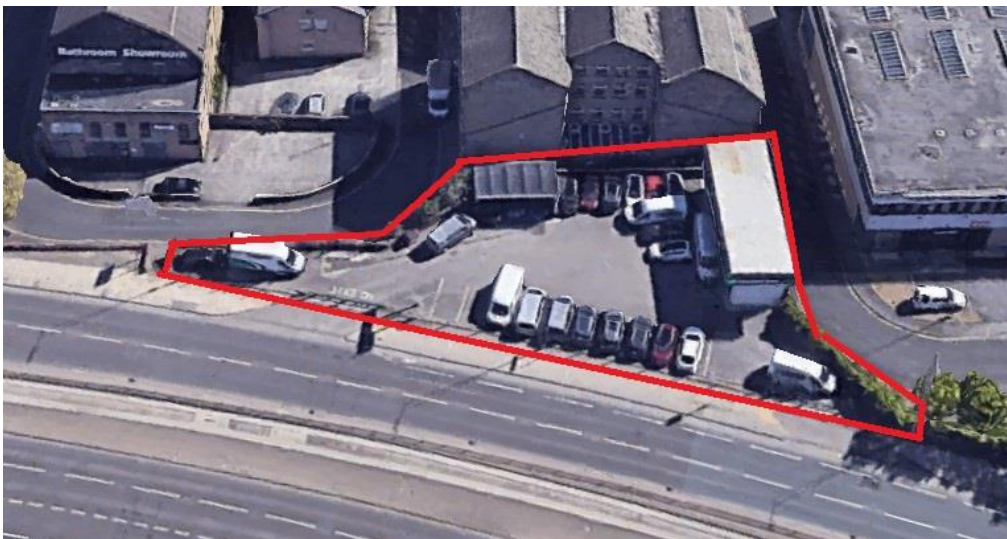


Former Enterprise Hire Premises Manchester Road BRADFORD BD5 0DH



Boundaries are for indicative purposes only

TO LET

- Former Car Hire Premises with Reception / Offices of **60.7 sq m (653 sq ft)** on a Site of Approx. **0.12 hectares (0.273 acres)**.
- On Site Secure Parking for 16 – 20 Vehicles.
- Direct Frontage onto Manchester Road (A641) with Daily Traffic Movements of Approx 33,250 (source: DFT)
- Rent: **£32,500 per annum exclusive**



Chartered Surveyors
Commercial Property Agents

SITUATION

The premises front onto Manchester Road (A641) one of the principal dual carriageway routes in / out of Bradford, to the southern periphery of the City Centre, and benefitting from daily traffic movements of approx. 33,250 (source: DFT).

The immediate locality is industrial / commercial in nature with longstanding occupiers including E Foster & Son (bathroom showroom) and Doyle & Doyle (bathroom showroom) and the sizeable Hindle complex next door.

PLOT/ACCOMMODATION

The property comprises a detached single storey brick built office building with protruding feature canopy.

The premises provide the following accommodation and approximate gross internal floor areas:-

	Sq m	Sq ft
Reception office		
Disabled WC		
Manager's office		
Staff room / kitchen		
Store and IT room		
Overall	60.7	653

External

The property sits on a site of approx. **0.18 hectares (0.273 acres)** with tarmacadam covering providing lined car parking spaces to accommodate approx. 16/20 vehicles, with metal framed former valeting bay.

The site is secured by steel fencing with dedicated entrance / egress points.

Please note - hand car wash uses will not be considered.

RATING

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

Rateable Value: £18,750

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).

Rates Payable (approx.): £9,356

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

RENT

£32,500 per annum exclusive - Subject to Lease.

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 costs in this transaction.

VAT

We are advised by our client that VAT is not chargeable on the rent but they reserve the right to do so, if appropriate.

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(November 2023)



2023/11/02