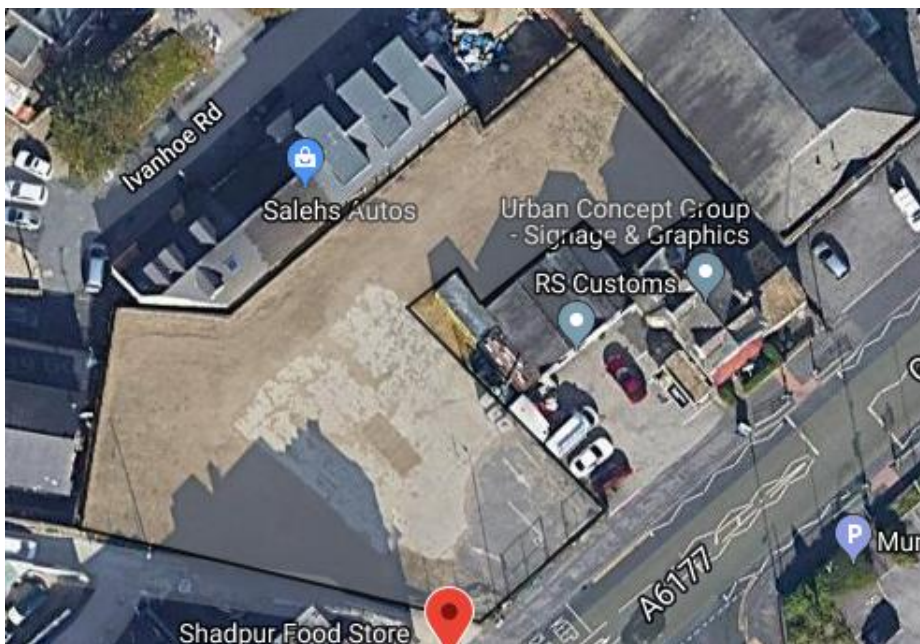


Yard at 424 Great Horton Road BRADFORD BD7 3HS



TO LET

- Secure Yard Area Extending to **0.15 Hectares (0.38 Acres)**
- Prominent Main Road Location
- Access Gate to Great Horton Road
- **£20,000 pa**



Chartered Surveyors
Commercial Property Agents

SITUATION

The premises front onto Great Horton Road (A647) immediately opposite its junction with Horton Park Avenue.

Great Horton Road is a busy arterial route linking Bradford City Centre through to the residential suburbs of Great Horton, Clayton, Queensbury and beyond.

The immediate locality is densely populated with a significant number of longstanding commercial occupiers closeby taking advantage of the significant volumes of passing traffic. These include RS Customs (next door), Mumtaz Restaurant and a local convenience store.

SITE

The site extends to approximately **0.15 Hectares (0.38 Acres)** or thereabouts and is level, with a combination covering and bounded by wire mesh fencing incorporating double swing metal gates providing direct access to/from Great Horton Road.

RATING

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

*Rateable Value: £12,500
Rates Payable (approx): £6,238

*2023 Rating List

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

RENT

£20,000 per annum exclusive Subject to Lease

LEASE

The yard is available to let (subject to VP) upon a new "contracted out" 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

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

VIEWING

By contacting the sole agents:-

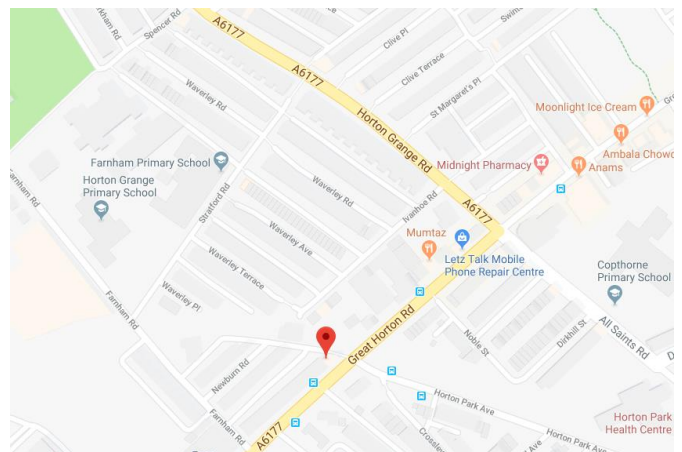
Sharma Williamson

Tel: (01274) 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(March 2023)



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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.
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6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).