



**Unit 10 Spencer Business Centre
Factory Street
Bradford
BD4 9NW**

- Former dance studio with ground floor dedicated access leading to first floor of **183.5 sq m (1975 sq ft)** and second floor of **155.4 sq m (1673 sq ft)**.
- Suitable for alternative uses (offices, light storage / distribution etc.).
- Excellent main road / motorway links.
- Rental: **£12,000 pax (+VAT)**

SITUATION

The premises front onto Factory Street with ease of access to / from Rooley Lane – forming part of the Bradford Outer Ring Road (A6177).

Factory Street provides a direct link to Wakefield Road (A650) and Dudley Hill roundabout from which convenient access is available to the city wide region and motorway networks.

Other occupiers in the locality taking advantage of the location include Lucky Motor House / Bluebell Motor House (next door), whilst opposite is Vape Superstore and AAA Hydraulic Services Ltd.

PROPERTY/ACCOMMODATION

The former dance studio benefits from a shuttered ground floor entrance leading to the first floor which provides a former coffee shop, store, reception, studio, office and changing rooms.

The second floor comprises the boiler room, WCs, offices and former changing rooms.

	Sq. m.	Sq. ft.
Ground Floor	-	-
First Floor	183.5	1975
Second floor	155.4	1673
TOTAL AREA	338.9	3648

RATING

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

Rateable Value:	£6,600
Rates Payable (approx.):	£3,290

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

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

RENT

£12,000 per annum exclusive Subject to Lease, plus VAT.

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.

INVEST IN BRADFORD

Invest in Bradford run various schemes within the City and the property may be eligible for additional support / funding. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link <https://www.investinbradford.com>

LEGAL COSTS

The ingoing tenant to be responsible for their own and the landlord's reasonable legal costs in this transaction.

VAT

We are advised by the Landlords that VAT will be charged on the rent etc. at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

January 2025

