



Boundaries are for indicative purposes only

## **Former Car Nation / Car Empire Showroom**

**Mill Lane**

**Bradford**

**BD5 0HF**

- Superb showroom premises with ancillary workshop / warehouse and offices of **2,894.8 sq m (31,161 sq ft)**
- Secure on site parking
- Suitable for various uses
- Excellent access to Manchester Road (A641)
- Guide rent: **£200,000 per annum**

### SITUATION

The premises occupy a busy location fronting onto Mill Lane, a short distance from its main junction with Manchester Road (A641), a busy dual carriageway route serving Bradford.

Manchester Road benefits from daily traffic movements of approx. 33,250 (source: DFT).

Other occupiers in the vicinity include Hindle Controls (opposite), West Yorkshire Police (main City HQ) whilst on site is Enterprise Rent a Car and planning permission for a drive-thru food outlet (currently under offer to Tim Hortons).

### PROPERTY/ACCOMMODATION

The property comprises a substantial brick built former works building which has been comprehensively renovated in recent times to provide a former indoor car showroom (currently vacant).

The premises provide a predominantly open plan showroom (with a working height of approx. 6.2m (20ft 4in)) with quality finishes throughout complete with feature entrance conservatory, reception area, café with catering kitchen and numerous WCs.

Internal partitioning provide ample offices on ground and first floor levels (previous sales offices).

An opening leads to the former service bay considered suitable for on site warehousing / stores.

The premises provide the following approx. gross internal floor areas:

	Sq. m.	Sq. ft.
Ground Floor	2,807.0	30,216
First Floor	87.8	945
Basement (measurement taken from VOA website)	74.4	801
<b>TOTAL AREA</b>	<b>2894.8</b>	<b>31,161</b>

### Outside

Secured block paved dedicated parking area accessed from Mill Lane.

### RATING

A search of the Valuation Office website reveals that the

property has the following Rateable Values:

<b>Rateable Value:</b>	£95,500
<b>Rates Payable (approx.):</b>	£53,000

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

### GUIDE RENT

**£200,000** 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.

### INVEST IN BRADFORD

Bradford Council run various schemes which may offer help and support. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following links

<https://www.investinbradford.com> or

<https://www.bradford.gov.uk/business/business/>

### 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, although they reserve the right to do so, if appropriate.

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

### VIEWING

By contacting the sole agents:

**Sharma Williamson**

**Tel:** 01274 759955

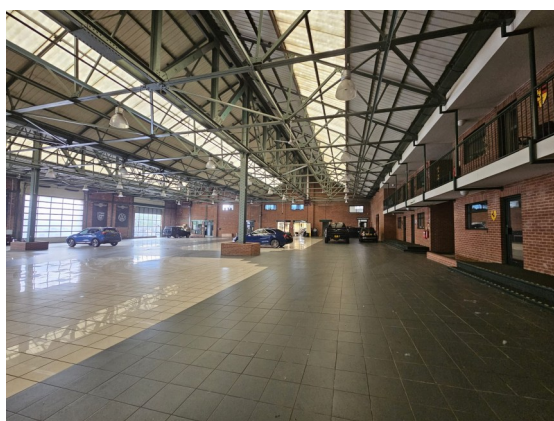
**Email:** info@sharmawilliamson.co.uk

August 2025





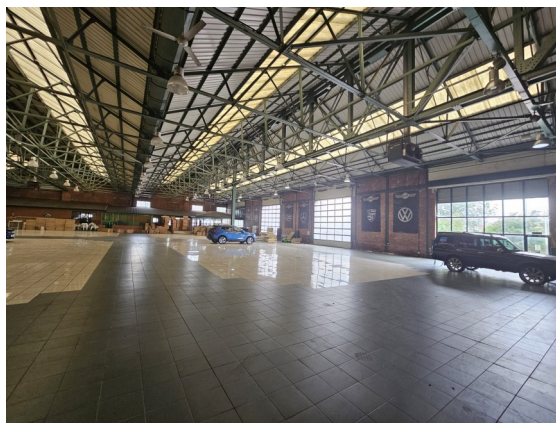
Mill Lane elevation



Showroom



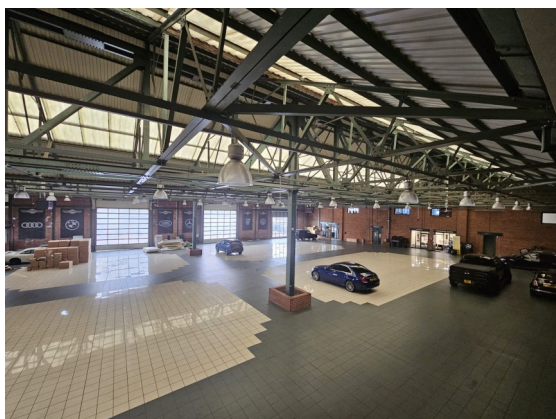
Conservatory



Showroom (2)



Café area



Showroom (view from 1st floor)