

# TO LET



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

www.sharmawilliamson.co.uk

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#### **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<br>(measurement taken from<br>VOA website) | 74.4    | 801     |
| TOTAL AREA  | 2894.8  | 31,161  |

#### 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:

Rateable Value: £95,500 Rates Payable (approx.): £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**

Energy Performance Certificate has been commissioned.

## **VIEWING**

By contacting the sole agents:

Sharma Williamson

Tel: 01274759955

Email: info@sharmawilliamson.co.uk

August 2025



<sup>1.</sup> The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.



<sup>2.</sup> 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 o 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.

<sup>4.</sup> No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property

<sup>5.</sup> Unless otherwise stated all prices and rents are quoted exclusive of VAT.

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





Mill Lane elevation



Conservatory



Café area



Showroom



Showroom (2)



Showroom (view from 1st floor)

- 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:

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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 Act does in product a log given in good rather and a robustive did be confected any internal gradients are given in good rather as stated otherwise as to their correctness.
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