



Boundaries are for indicative purposes only

**4 Bolton Lane
Bradford
BD2 1DR**

- Rare freehold opportunity.
- Warehouse / works unit of **463.8 sq m (4992 sq ft)** plus useful mezzanine.
- Secure yard area.
- Superb main road connectivity (Canal Road, Shipley / Airedale Road, Bradford Outer Ring Road and motorway networks).
- Sale Price: **£575,000 (+VAT)**

SITUATION

The premises are accessed off Bolton Lane, a short distance from the main junction with Canal Road (A6037), one of Bradford's main arterial routes connecting Bradford City Centre (approx. 1 mile to the south) and beyond which are the M606 / M62 motorway networks and to the north, the popular residential suburbs of Shipley, Baildon and the Aire Valley.

Bolton Lane also provides convenient access to Kings Road and is adjacent to the Bradford Outer Ring Road (A6177).

The immediate locality comprises predominantly long established commercial occupiers being represented upon Canal Road, which is particularly popular with car dealerships – these include Ford, Toyota, Suzuki, Hyundai etc.

PROPERTY/ACCOMMODATION

The property comprises a detached warehouse/works property with solid floor, internal blockwork and externally clad in full height brick elevations and surmounted by a single bay asbestos sheeted roof, incorporating translucent roof lights and low energy lighting, being supported on a lightweight Crossspan pillar free structure.

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

	Sq. m.	Sq. ft.
Ground Floor Main warehouse / works area (currently partitioned into 2 working areas) with approx working height of 15ft 4in, and partitioned to provide 2 offices and WCs.		
	463.8	4992
Mezzanine Providing general office, staff kitchen and store	53.7	578
TOTAL AREA	517.5	5570

Outside

- Secure car park for approx. 18/20 vehicles / external storage.
- Steel framed canopied external shelter.

Amenities

- Intruder alarm with CCTV
- Commercial gas supply (capped off)
- Hard wired fire alarm system
- External security lighting.
- Manual concertina loading door (approx. W 9ft 2in; approx. H 13ft 10in) and additional automated roller shutter door (approx. W 11ft 3in; approx. H 8ft 4in).

RATING

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

Rateable Value:	£ 29,750
Rates Payable (approx.):	£ 14,500

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

SALE PRICE

Offers in the region of **£575,000** are sought - Subject to Contract and plus VAT

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

VAT will be charged at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **D**. 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

September 2025



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