

UNIQUE COMMERCIAL ROADSIDE FACILITY

240 Canal Road, Bradford, BD1 4SX

Rare Freehold Opportunity

FOR SALE

Due to Relocation

KAHN®



- PROMINENT MAIN ROAD FRONTAGE
- LOCATED 1.5 MILES FROM CITY CENTRE
- SHOWROOM, WORKSHOP, OFFICES AND PARKING
- SUITABLE FOR VARIOUS USES

- SECURE / ENCLOSED COMPOUND
- ADJACENT OCCUPIERS INCLUDE:



TOYOTA



VOLVO











Location

This facility enjoys a prominent main road frontage to Canal Road (A6037), one of the main arterial roads in Bradford providing access to Shipley, Bingley, Guiseley and beyond to the North, and Bradford Outer Ring Road and motorway networks to the South. Bradford City Centre is less than 1 mile distant and Leeds City Centre is about 9 miles to East.

Description

The area is circa 0.63 acres and the development comprises a high specification, two storey bespoke purpose built car dealership with showroom, office, warehouse and workshop accommodation. The construction is a steel portal frame with concrete floors throughout and ample glazing allowing lots of natural light into the showrooms and offices.

The building which is modular in design is currently used for the design, build and exhibition of high end vehicles, but easily adaptable and lends itself to a variety of other uses such as gymnasium, events venue, final-mile distribution, self-storage, etc.

The ground floor accommodation provides a front showroom area, office/storerooms, two mezzanine office/storerooms and two separate warehouse/ workshop areas. There is a 3000kg vehicle lift linking the ground floor workshops to the 1st floor showroom.

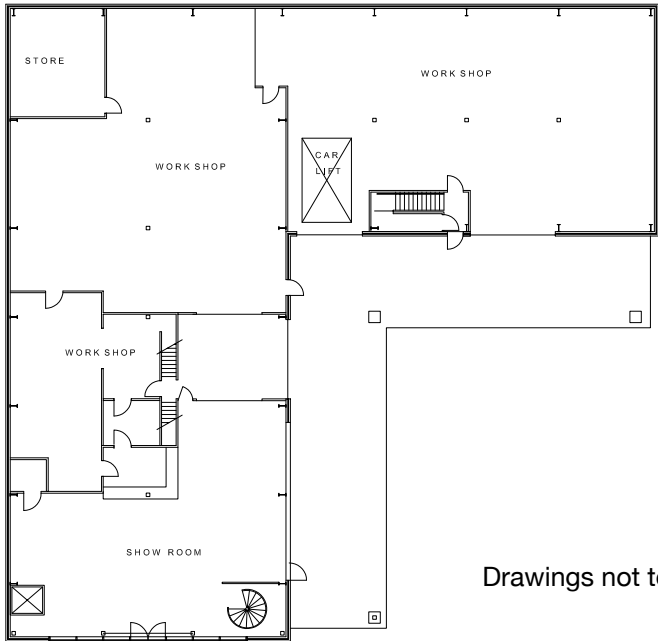
The 1st floor level consists of approx. 8,000 sq.ft. of showroom plus some 3,500 sq.ft of offices (easily removable if desired.) for upwards of 40 work stations, executive board room, and staff facilities including gymnasium.

Externally, the building benefits from an imposing well maintained exterior, with secure/fenced compound and parking for upwards of 40 vehicles in well-lit yard.

This site has previously had approved planning for a second-floor extension, plans attached. The building occupies roughly 50% of the total plot and offers great scope for extension.

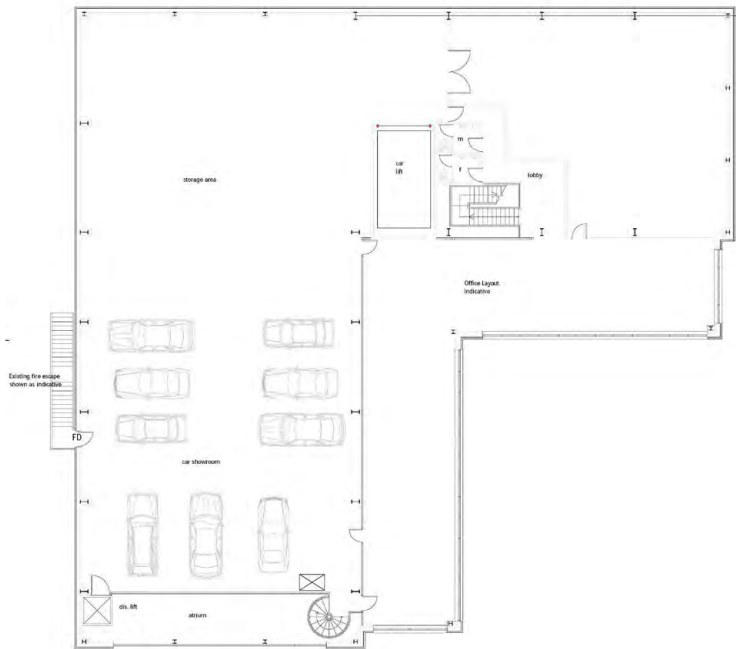


Ground Floor



Drawings not to scale

First Floor



Schedule of Areas

Ground Floor	
Workshop	632 sq m / 6802 sq ft
Showroom	160 sq m / 1722 sq ft
Store	34 sq m / 365 sq ft

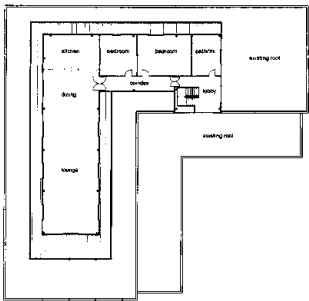
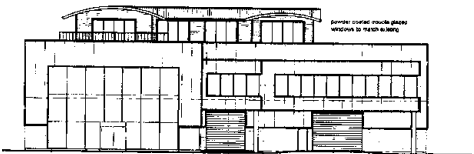
Lower Mezzanine Floor	
Office	59 sq m / 635 sq ft
Store	29 sq m / 312 sq ft

First Floor	
Showroom	564 sq m / 6070 sq ft
Office	498 sq m / 5362 sq ft
Store	64 sq m / 689 sq ft

Total	
Office	425 sq m / 4574 sq ft
Store	286 sq m / 3078 sq ft
Showroom	724 sq m / 7793 sq ft
Workshop	632 sq m / 6802 sq ft

TOTAL: 2,066.79 sq m / 22,247 sq ft

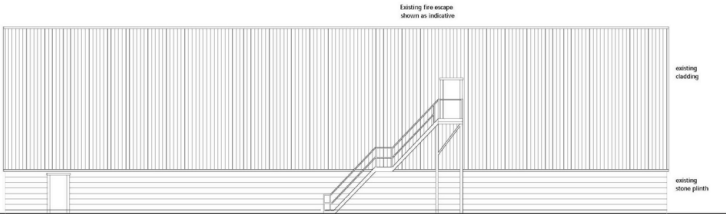
Previously approved planning permission for 2nd floor extension:



Existing Elevations



Front Elevation

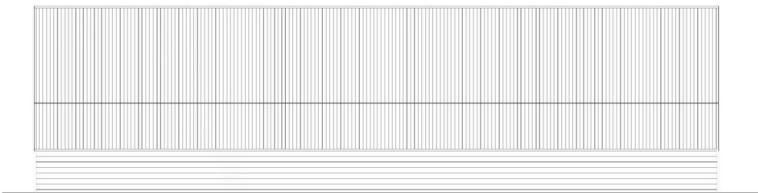


Side Elevation

Side Elevation



Side Elevation



Rear Elevation

Terms

Purchase - The property is available freehold and offered with full vacant possession upon completion

Price

Freehold: £ POA

Adjoining Property

Please note that there is an adjoining warehouse, which is contiguous, with vehicular access off Bolton Lane, although there is currently a pedestrian access between the two properties. This property is owned by our client and could be available by separate negotiations. Further details upon request and subject to availability.

EPC

EPC available on request.

Rateable Value

240 Canal Road, Car showroom and premises:
Rateable Value: £113,500.

VAT

VAT is chargeable at the prevailing rate.

Services

All main services are connected

Viewings

By prior appointment with the sole selling agents:

**Sharma Williamson**

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk