

Bradford Office
2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 744999

Ilkley Office
The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

Keighley Office
Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE/TO LET

Works & Warehouse Accommodation
with Large Yard/Car Park
5,188 sqft (482 sqm)
Simply an Opportunity Not to be Missed



- **Rare freehold opportunity**
- **Suitable for a variety of uses**
- **Established commercial location with good access to all local amenities**
- **Large yard/car park – potential development land – subject to planning****
- **Of interest to owner occupiers, investors and developers**

**BOWLING BACK LANE, BRADFORD
WEST YORKSHIRE, BD4 8SA**

BOWLING BACK LANE, BRADFORD WEST YORKSHIRE, BD4 8SA

Location

The premises are located on Bowling Back Lane, close to Wakefield Road which in itself forms one of the main dual carriage way arterial routes linking the City Centre with the outer Bradford Ring Road. The M606 Motorway lies approximately 3 miles away which connects to the wider national motorway network.

The property has good access to all local amenities.

Description

Predominantly single storey stone built works/warehouse accommodation which has been upgraded during recent times. The unit benefits from a substantial open plan mezzanine floor and large yard/car park.

Accommodation

Ground Floor

Works and warehouse accommodation with roller shutter loading door.
2,560 sqft

Leading to

Canteen, toilet facilities and additional storage areas.
440 sqft

First Floor/Mezzanine

Private office
74 sqft

Mezzanine storage area
129 sqft

Additional open plan mezzanine storage area
1,985 sqft

External

Parking is available to the front and side of the property. At the rear of the property there is a large yard and private car park which could possibly accommodate additional industrial/commercial development.

Services

We understand that all main services are installed or available however we recommend that prospective tenants/purchasers make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Heating is provided by way of gas fired blown air heating unit.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2010 non domestic rating list as follows:

Description: Factory, Office & Premises
Rateable Value: £12,500
Uniform Business Rate for 2014/2015: £0.471

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

Planning

**We recommend interested parties make their own enquires with regards their specific use to the local planning office situated at Planning Department, 3rd Floor, Jacobs Well, Bradford, BD1 5RW, Tel: 01274 434605. email: planning.enquiries@bradford.gov.uk

Terms

The property is available to let for a period of years to be agreed.

Guide Rent

£15,000 per annum exclusive

Lease incentives to include rent free periods may be available – please speak to the agents.

Guide Price

£220,000

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction. In the event of a letting the ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

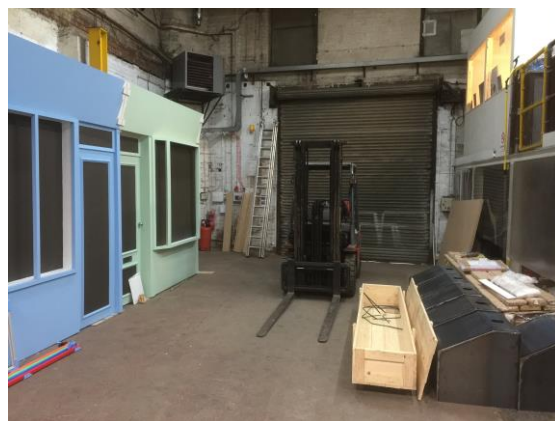
Lisa Throupe or Ian Hayfield at our
Bradford Office – 01274 398729/07966 300501
lisa@hayfieldrobinson.co.uk
Ian Hayfield – 07966 336616
ijh@hayfieldrobinson.co.uk
Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk



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Energy Performance Certificate

Non-Domestic Building



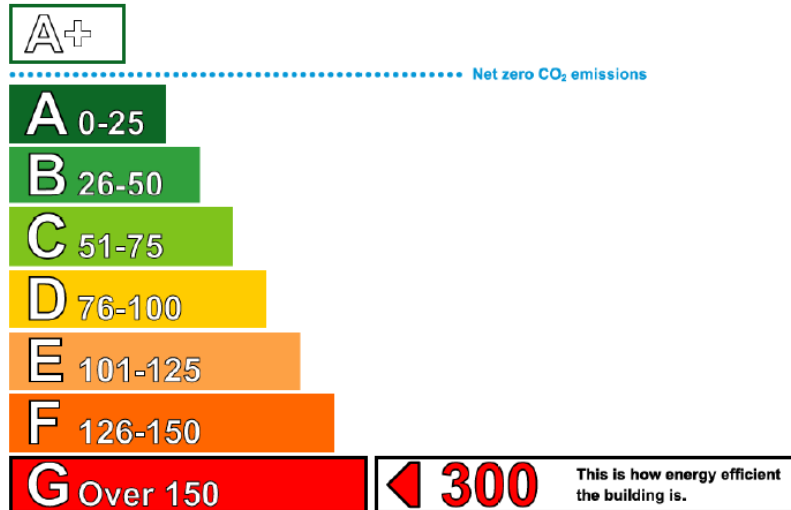
WORK SHOP BUILDING
Northern Pump Suppliers Ltd
Bowling Back Lane
BRADFORD
BD4 8SR

Certificate Reference Number:
9704-3073-0076-0801-4321

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 301
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 152.59

Benchmarks

Buildings similar to this one could have ratings as follows:

46 If newly built
122 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

