

Bradford Office

2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 398729

Ilkley Office

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

Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Spacious Warehouse/Trade Counter Facility
7,500 sqft (697 sqm)
together with Mezzanine extending to approximately
2,000 sqft (186 sqm)



RENT - £40,000 PER ANNUM EXCLUSIVE

- **Large car park**
- **Spacious enclosed yard**
- **Suitable for a variety of Trade Counter uses**
- **Good access to all local amenities**

**140 HALL LANE (ALSO KNOWN AS UNITS 5 & 6), BRADFORD
WEST YORKSHIRE, BD4 7DG**

140 HALL LANE (ALSO KNOWN AS UNITS 5 & 6), BRADFORD WEST YORKSHIRE, BD4 7DG

Location

The subject property is located to the immediate south of Bradford City Centre a little under one mile from the city centre itself. The immediate surroundings are industrial and commercial in nature

The property is well placed for immediate access to the City's inner and outer ring roads. The A650 (Wakefield Road) a principal arterial route is nearby and provides onward access to the Motorway network via the M606 approximately 2 miles away.

Description

Detached singles storey warehouse and trade counter accommodation extending in total to approximately 9,500 sqft to include mezzanine. Large rear yard and car park

Accommodation

Internal

Ground Floor

Warehouse and trade counter facility to include toilets, canteen and ancillary accommodation

7,500 sqft 697 sqm

Mezzanine

Mezzanine accommodation

2,000 sqft 186 sqm

External

Large enclosed rear yard area and car park

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2017 non domestic rating list as follows:

Description: Warehouse & Premises
Rateable Value: £26,000
Uniform Business Rate for 2021/2022: £0.512

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.

Services

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

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Terms

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

Rent

£40,000 per annum exclusive

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

VAT

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

EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8302-2176-1144-7062-4624>

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

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

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

