



## Legrams Lane, Bradford, BD7

Your Choice Estate Agents are pleased to offer a large 1722 sq meter triangle land to let on north of Legram Lane near becksid rd & cemetery junction, Plot located about a mile from Bradford city centre. This site is suitable for multiple uses with an example being a large outdoor storage space, car wash, Car Sales and many other.

**Asking Price**  
**£20,000 Annually**

### Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
Tel: 01274 493333 Email: info@ycea.co.uk  
Website: www.yourchoiceonline.co.uk



## DESCRIPTION

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For the time being we're not looking to sub-divide the space, and so are looking for a tenant who would be interested in taking on the whole plot. However we are flexible and open to negotiation.

Ideally we're looking to lease the space out on a 12-36 month contract, changing to one month rolling thereafter.

## PRICE

Exact costs and terms will be negotiated on a case by case basis, but we'd be looking to charge circa £25,000 per annum. This is roughly £1.50 per sq ft.

## SERVICES

There are no main services connected to the land at present, The prospective tenant to make the arrangement with utility companies for future supply at his costs according to the future use of the site.

## PLANNING

The site forms part of a larger area of triangle land which previously had planning permission for residential and commercial development approved by Bradford Metropolitan District Council for mix of shop and apartments however we are only offering the plot for rental purpose only according to the right use obtain by the future tenant

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate is not required.

## LEGAL COSTS

Each party to be responsible for their own legal costs .



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## VIEWING

By the site visit during the day only or prior appointment with the sole selling agents:-

**Your Choice Estate Agents, 86 Toller**

**Lane Bradford West Yorkshire BD8**

**9DA Tel: 01274 493333 fax: 01274 488534**

**Email: [info@ycea.co.uk](mailto:info@ycea.co.uk) website:**

**[www.yourchoiceonline.co.uk](http://www.yourchoiceonline.co.uk) & [www.ycea.co.uk](http://www.ycea.co.uk)**

## DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a **GUIDE ONLY** and **NOT** precise. Purchasers must rely on their own enquiries. It

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