



**Harris Street, Bradford, BD1**

\*\*\*Property FOR TO LET/SALE \*\*\*

YOUR CHOICE ESTATE AGENTS are pleased to offer this very well running Garment Manufacturing Business off busy main rd on A650 Ring Road Bradford West Yorkshire very sensible rent as £25000 pa. The premises comprise of a upper floor with loading bay. The business can be sold as fully equipped and stocked which may me negotiable . The business have been established for over 40 years by the same owner which brings a very good income and it needs no financial input, all the business needs is a new super whom will overtake to next level with nationwide customers and core profit right away

**Asking Price**  
**£395,000**

Your Choice Estate Agents

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

A stone built End terrace property comprising of large manufacturing factory over 4 floors available as long term LET or FOR SALE, The unit comprises a 4 story stone built manufacturing unit access via Harris St leading to a good ground floor unit access via shutter door. Also has a side access via UPVC door leading staircase to upper floors with kitchenette/staff room along with WC and further dry office/storage space area . Easy access is available to the front/side for deliveries and bin collection or staff smoking area.

**Turnover:**

WE ARE INFORMED THE TURNOVER CURRENTLY AVERAGES, IN OUR OPINION OFFERING TREMENDOUS POTENTIAL FOR FURTHER INCREASE IN THE RIGHT HANDS.

**Rental & Tenure:**

THE PREMISES ARE ARE AVAILBLE ON A SECURE LEASE, THE PRESENT RENTAL LEASE IS FLEXIBLE AT A CURRENT RENTAL OF £25000 P. A AND PAYABLE BUSINESS RATES: THESE MAY BE REDUCE AS SMALL BUSINESS RELIEF EXEMPTION IF QUALIFIED.

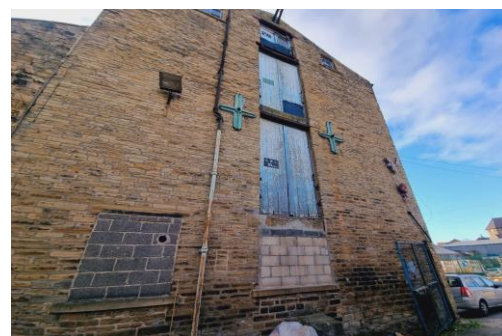
**\*\*\*BUSINESS FOR SALE \*\*\*\***

**Stock & Equipment:**

The business is being sold fully equipped machinery and stocked which may be negotiable . The business brings a very good income and it needs no financial input of your own, all the business needs is a new owner whom will overtake and earn profit right away.

**Stock Value :**

AS PER VALUED BY OUR EXPERTS THE CURRENT STOCK VALUE IS AVAILABLE UPON REQUEST, THERE IS ALWAYS A



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SMALL ROOM OF NEGOTIATION AS PRESENT OWNER IS  
LOOKING TO RETIRE, PLEASE DO NOT HESITATE TO PUT  
YOUR REASONABLE OFFERS TO US.

**PROPERTY PRICE :**

The business & Property is for sale as freehold at the price  
£350000,000. plus as above for stock and equipment.

**PROPERTY RENTAL PRICE:**

The Property is Available TO LET as Leasehold at the price £25000 pa.  
or as above for stock and equipment if required.

**Established:**

The business has been established in the premises for over 40 years by  
the same owner.

**Support:**

Help can be provided by one of the owner for first month or so at extra  
negotiated price once the completion has been signed

**ENERGY PERFORMANCE CERTIFICATE**

Energy Performance Certificate rating

**DEPOSIT**

Deposit worth of 13 weeks to be paid to be held as holding deposit for  
rental element.

**LEGAL COSTS**

In the event of Letting being achieved, Should a letting be agreed for the  
commercial element, the ingoing tenant will be responsible for both  
party's legal costs. however there will be agents admin fee of £495 will  
apply to set up the pre licences or lease agreement terms between the  
parties.

**VAT**

All prices and rentals quoted are exclusive of any  
VAT liability – if applicable.

**SERVICES :**

There are 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.

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## 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 should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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