



## Workshop & Warehouse, Bradford, BD5

**\*\*WORKSHOP & OFFICE PREMISES FOR SALE \*\***

YOUR CHOICE ESTATE AGENTS are pleased to offer this very well running Whole sale warehouse and offices ready to let over two floors located of one off the main road Bradford West Yorkshire at very sensible offers in region of £265000. The premises comprise of a upper floor with loading bay. The out going business was fully equipped with ramps and some equipment may me negotiable for right business. the property is a stone built Semi Detached property comprising of large manufacturing/warehouse/Workshop over 2 floors, The unit comprises a 2 story stone built manufacturing unit access via Chapel 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/offices along with WC. Easy access is available to the front/side for deliveries and bin collection including a good size yard.

**Asking Price**  
**£265,000**

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
Tel: 01274 493333 Email: [info@ycea.co.uk](mailto:info@ycea.co.uk)  
Website: [www.yourchoiceonline.co.uk](http://www.yourchoiceonline.co.uk)



**\*\*WORKSHOP & OFFICE PREMISES FOR SALE \*\*YOUR CHOICE ESTATE AGENTS** are pleased to offer this very well running Whole sale warehouse and offices ready to let over two floors located of one off the main road Bradford West Yorkshire at very sensible offers in region of £265000. The premises comprise of a upper floor with loading bay. The out going business was fully equipped with ramps and some equipment may me negotiable for right business. the property is a stone built Semi Detached property comprising of large manufacturing/warehouse/Workshop over 2 floors, The unit comprises a 2 story stone built manufacturing unit access via Chapel 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/offices along with WC. Easy access is available to the front/side for deliveries and bin collection including a good size yard.

#### Availability

WE ARE INFORMED THAT THE PROEPRTY IS CURRENTLY AVAILABLE AS VACANT POSSESSION, IN OUR OPINION OFFERING TREMENDOUS POTENTIAL FOR FURTHER INCREASE IN THE RIGHT HANDS.

#### Rental & Tenure:

THE PREMISES ARE ARE AVAILBLE AS FREEHOLD, THE RENTAL LEASE MAY BE AS AN OPTION AT A CURRENT RENTAL OF £25000 P. A SUBJECT TO THE BUYER.

#### PAYABLE BUSINESS RATES:

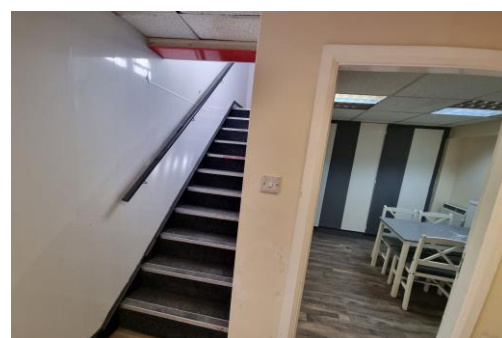
THESE MAY BE REDUCE AS SMALL BUSINESS RELIEF EXEMPTION IF QUALIFIED. BUYER TO MAKE THIER OWN ENQUIRES WITH BUSINESS RATES DEPARTMENT OF BRADFOR COIUNCIL.

#### Stock & Equipment:

The premises is being let as fully equipped with racking and shelves and some stock may me negotiable .

#### SALE PRICE

The full property available at £265000



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## PROPERTY RENTAL GUIDE : £25000 PA

The Property is AVALIBALE for TO LET as leasehold at the price £25000.

### Established:

The previous business was established in the premises for over 10 years.

### EPC

CEPC

CEPC-RR

### DEPOSIT

Deposit will be required as worth of 13 weeks to be paid to be as holding deposit for rental element through out the term.

### LEGAL COSTS

In the event of Letting being achieved, Should a letting be agreed for the commercial element, the incoming 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.

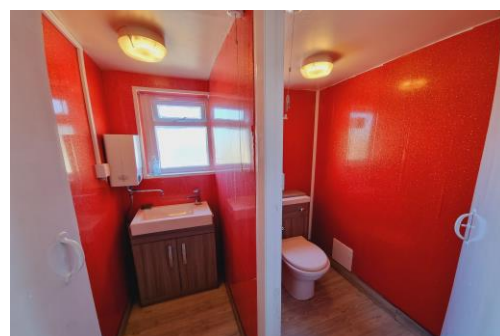
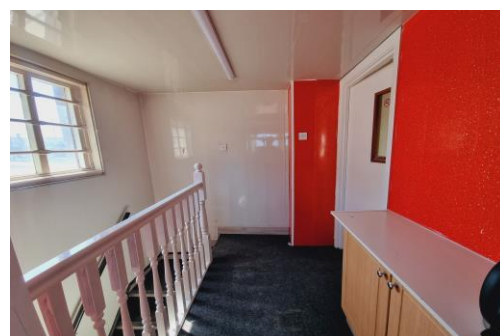
### SERVICES :

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.

### PLANNING :

The premises has warehouse/offices use permitted by Bradford Metropolitan District Council, the incoming tenant must make its own enquiries according to its use of trade type.

For confidentiality purposes, please do not approach the premises direct or attempt to make contact with the out going tenant without a prior appointment made via our office SOLE AGENTS Your Choice Estate Agents. 86 Toller Lane Bradford West Yorkshire BD8 9DA Tel: 01274



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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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