



**FORMER WHETLEY HILL RESOURCE CENTRE
WHETLEY HILL
BRADFORD, BD8 8NL**



TO LET (MAY SELL)

**Substantial Detached Former Resource Centre
Over Two Floors with Mezzanine
Extending to Approximately 1,568 sq. m. (16,878 sq. ft.)
Occupying a Site of Approximately 0.78 Hectares (1.92 Acres)**

RENT: £75,000 Per Annum Exclusive – Plus VAT

FORMER WHETLEY HILL RESOURCE CENTRE WHETLEY HILL, BRADFORD, BD8 8NL

LOCATION

The property is situated fronting onto Whetley Hill (B6144), the continuation of White Abbey Road, which subsequently becomes Toller Lane, approximately ½ mile north-west of Bradford City Centre. White Abbey Road/Whetley Hill, is a well-known retail and commercial area, and the property has substantial frontage to Whetley Hill, close to its junction with Arthington Street and near to the junction with Whetley Lane/Carlisle Road (A6177) – Bradford Outer Ring Road.

The property is immediately adjacent to a substantial showroom/retail unit for Crown Textiles, opposite Café Regal and other occupiers in the immediate vicinity include Freeman Grattan Holdings Plc., Bradford Gym Club, KCB group etc. To the west of the site are a number of other major developments including Whetley Mills and the Morrisons Victoria Shopping Centre which includes The Range, KFC, McDonalds etc."

DESCRIPTION

The property comprises the former Whetley Hill Resource Centre, which comprises a substantial part single, part 2-storey with mezzanine building, having substantial frontage to Whetley Hill, and occupying a site of 0.78 hectares (1.92 acres). The property includes a large car parking area, grassed area and mature trees.

ACCOMMODATION

The property offers a total gross internal floor area of approximately 1,568 sq. m. (16,878 sq. ft.) and provides the following accommodation:-

Lower Ground Floor

Ladies/Gents Toilets, 3 x Offices, Store Room, Meeting Room etc.

Ground Floor

Reception Area, Open Plan Meeting Hall/Room, 7 x Offices, Disabled Facilities, Meeting Room etc.

Mezzanine Level

Ladies & Gents Facilities, Offices etc.

External

Large Car Park and Grounds

RATING ASSESSMENT

The property will require reassessment for rating purposes upon occupation

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

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 to the current rates liability.

PLANNING

We understand that a Tree Preservation Order relates to certain trees within the site area.

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

RENT

£75,000 per annum exclusive – Plus VAT.

FREEHOLD

Our clients would consider offers for the freehold interest – further information upon application.

VAT

The property is elected for VAT and VAT at the prevailing rate will be payable in addition to the rent or freehold price.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

D - 93

VIEWING

Strictly by prior appointment with the joint letting/selling agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

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(March 2017 – 5806 / MAJB)



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