



**PART CROWN WORKS
PARRY LANE
BRADFORD, BD4 8TJ**



FOR SALE
Industrial/Workshop Facility
Extending to 863.88 sq. m. (9,299 sq. ft.)

PRICE – £280,000 - Subject to Contract



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

PART CROWN WORKS, PARRY LANE, BRADFORD, BD4 8TJ

LOCATION

The property occupies a position approximately one mile south-east of Bradford City Centre and is located within an established and predominantly commercial user area with access provided direct from Parry Lane, close to its T-junction with Bowling Back Lane.

Good main road communications are provided to surrounding areas with Parry Lane providing direct access to Sticker Lane (A6177) which forms part of Bradford's Outer Ring Road. The M606 motorway spur is located less than 2 miles to the south-east.

DESCRIPTION

The property comprises a number of inter-connecting brick built industrial facilities offering recently refurbished accommodation across a single level with small yard area to front elevation.

The property has roller shutter door drive-in access, solid floor throughout with an eaves height ranging from 4.1 metres (14ft) to 7.09 metres (23ft).

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Rear Workshop

solid floor throughout with average eaves height in the region of 7.09 metres (23ft) 292.25 sq. m. (3,146 sq. ft.)

Workshop/Stores

solid floor throughout with staff/canteen room to one corner at mezzanine level 110.48 sq. m. (1,189 sq. ft.)

Principle Workshop

solid floor throughout with average eaves height of approx. 6.30 metres (12t) and access provided via 3.7 metre (12ft) roller shutter door 242.42 sq. m. (2,609 sq. ft.)

Workshop/Store

solid floor throughout with average eaves height of 6.10 metres (20ft) 98.40 sq. m. (1,054 sq. ft.)

Workshop/Store

solid floor throughout with average eaves height of 4.10 metres (14 ft.) and access provided via 2.65 metres (9ft) wide roller shutter door 120.29 sq. m. (1,294 sq. ft.)

Approximate Total Gross Internal Floor Area 863.88 sq. m. (9,299 sq. ft.)

SERVICES

The property benefits from the provision of a recently upgraded 3-phase electrical supply and mains gas. Water and mains drainage are currently provided via an adjoining property but will be independently metered/supplied prior to completion.

Please Note: None of these services have been tested and prospective purchasers are advised to satisfy themselves as to their condition and type.

RATING ASSESSMENT

The property will require reassessment for Uniform Business Rates upon occupation.

The Uniform Business Rate for 2018/2019 is 49.3 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.

TENURE

The freehold interest in the property is being offered for sale with full vacant possession on completion.

PRICE

£280,000 subject to contract.

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

D - 98

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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