



**Former Unisurf Premises
Barnard Road
Bradford, BD4 7ED**



FOR SALE (May Let)

Modern Industrial Premises

**Extending to a Total of Approximately 994.61 sqm (10,706 sqft)
Occupying a Rectangular Site of Approximately 0.29 hectares (0.72 Acres)
With Frontage to Barnard Road in an Established Industrial Area
To the South of Bradford City Centre**

FOR SALE: Offers in the Region of £675,000 - Subject to Contract

Former Unisurf Premises – Barnard Road, Bradford, BD4 7ED

LOCATION

The property is situated fronting onto Barnard Road, close to its junction with Rutland Street in a mixed but industrial area approximately one mile south of Bradford City Centre. Access is along Rutland Street and Usher Street, which provide a link to Wakefield Road (A650) which ultimately provides access through to Tong Street and Bradford Outer Ring Road (A6177) and through to the M606 and M621 Motorways to the south.

DESCRIPTION

The property comprises a modern single storey RSJ framed former engineering workshop being part brick and part insulated profile sheet clad with insulated corrugated roof and Perspex roof lights. The property has the benefit of a single drive-in metal folding loading door, modern lighting and mezzanine storage and offices adjacent to the main workshop.

Externally, there is a large yard/car parking area with potential to extend and enlarge the yard and potentially the building, by infill of grassed/landscaped areas.

ACCOMMODATION

The property has the following gross internal floor areas:-

Ground Floor

Workshop, reception, canteen and toilets	899.11 sqm	(9,678 sqft)
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Mezzanine

Offices	64.94 sqm	(699 sqft)
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Storage	30.56 sqm	(329 sqft)
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Total Gross Internal Floor Area Approx.	994.61 sqm	(10,706 sqft)
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External

Secure yard and car parking area providing full turning areas, loading and car parking for approximately 15 vehicles.

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description:	Warehouse and Premises
Rateable Value:	£38,750

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.

PRICE

Offers in the region of £675,000 subject to contract are invited for the freehold interest with vacant possession (Plus VAT – if appropriate).

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

An Energy Performance Certificate (EPC) has been commissioned.

VIEWING

Strictly by prior appointment with the sole agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(October 2018 – 3048 / MAJB)



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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