



**PORSAN HOUSE
YOUNG STREET
BRADFORD, BD8 9RE**



TO LET

Showroom Premises

**Extending to a Total of Approximately 1,236.17 sq. m. (13,306 sq. ft.)
And Offices at 2 Levels Totalling 282.24 sq. m. (3,038 sq. ft.)**

Available as a Whole or as Separate Entities

RENTAL - £45,000 Per Annum – Plus VAT



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

PORSAN HOUSE, YOUNG STREET, BRADFORD, BD8 9RE

LOCATION

Porsan House is situated in an established industrial area with frontage to Young Street, which in turn is situated just off Thornton Road, approximately 1½ miles west of Bradford City Centre. The property has good vehicular access, due to its proximity not only to Thornton Road but also to nearby Ingleby Road (A6177) and also Cemetery Road.

Commercial occupiers in the immediate vicinity include Regal Food Group, Morrisons Supermarkets Plc., The Range, Astracast Ltd., Sentinel Homecare, Howdens, Dilbag Cloth House Ltd. etc.

DESCRIPTION

The building comprises a 3-storey former mill building, providing large showroom and entrance area at ground floor level, which links through into the adjoining 3-storey mill to provide showroom accommodation at ground, first and second floor levels.

At the front of the building, there is also a separate entrance leading to the office accommodation which is arranged at first and second floor levels, which can also interlink through into the adjoining showroom if necessary.

ACCOMMODATION

The property offers the following approximate floor areas :-

Ground Floor

Showroom/Entrance Area	103.31 sq. m. (1,112 sq. ft.)
Office/Mill Showroom	178.56 sq. m. (1,922 sq. ft.)

First Floor

Showroom	477.15 sq. m. (5,136 sq. ft.)
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Second Floor

Showroom	477.15 sq. m. (5,136 sq. ft.)
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Total Gross Internal Floor Area for Showroom	1,236.17 sq. m. (13,306 sq. ft.)
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Office Accommodation

Separate ground floor entrance from Young Street and interlinked into the showroom.

First Floor

Offices	182.65 sq. m. (1,966 sq. ft.)
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Second Floor

Offices	99.59 sq. m. (1,072 sq. ft.)
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Total Net Internal Floor Area for Offices	282.24 sq. m. (3,048 sq. ft.)
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RATING ASSESSMENT

The property will require reassessment upon occupation for rating purposes.

The Uniform Business Rate for 2019/2020 is 50.4 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.

LEASE

The property is offered to let either as a whole or two individual occupancies in relation to the showroom and offices.

The lease will be upon the basis of a new full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

RENTAL

Showroom: £35,500 per annum exclusive
Offices: £12,500 per annum exclusive

Plus VAT – if appropriate – Subject to Lease

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 Rating for this property is :-

C - 72

VIEWING

Strictly by prior appointment with the Joint Letting Agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

Gerwyn Bryan Property Solutions – Tel: 07768 443712

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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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