



**Wauds Gate, Baildon Road
Baildon, Shipley
BD17 6AB**



TO LET

**Attractive Showroom Facility
With Secure On-Site Parking suitable for alternative uses
subject to Planning**

264.69 sqm (2,849 sqft)

RENTAL: £30,000 Per Annum Exclusive

Wauds Gate, Baildon Road, Baildon, Shipley, BD17 6AB

LOCATION

Occupying an elevated and visible position, the property is situated ½ mile south of Baildon Centre, at Rockcliffe Avenue's junction with the B6151 Baildon Road. It is only a short distance north from Baildon Road's traffic light junction with the A6038 Otley Road, providing good access to surrounding areas such as Shipley, Guiseley and beyond.

DESCRIPTION

The property comprises a single storey showroom facility constructed in an L-shape around an attractive block paved courtyard/parking area with secure gated access from Rockcliffe Avenue.

The property benefits from drive-in access and large glazed display frontages, whilst internally has ceramic tiled solid floors throughout, suspended ceilings with integral lighting and in-built WC and office facilities to one corner.

Externally, there is secure parking for 8-10 motor vehicles.

ACCOMMODATION

According to our measurements taken on site, the property offers the following internal floor areas:-

Showroom Facility	264.69 sqm	(2,849 sqft)
-------------------	------------	--------------

SERVICES

The property benefits from the provision of all mains services to include gas, 3-phase electric, water and mains drainage. Space heating is provided from a combination of ceiling mounted gas blow heating plus freestanding electric heaters.

Please Note: None of these services have been tested.

TERM

The property is offered to let by way of a new effective full repairing and insuring lease for a term of 3 years or longer. Any term in excess of 3 years will incorporate 3 yearly upward only rent reviews.

There will be a specific covenant against the use of the property as a general car showroom facility. Specialist car dealers may however be considered.

RENTAL

£30,000 per annum exclusive – paid quarterly in advance

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating for the property is:-

B - 44

RATING ASSESSMENT

The property is currently assessed for Uniform Business Rates as follows:-

Description:	Car Showroom and Premises
Rateable Value:	£13,500

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.

LEGAL COSTS

The ingoing tenant will be responsible for both parties' legal costs.

VIEWING

Strictly by prior appointment with the sole letting agents: -
Mark Brearley & Company – Tel: 01274 595999
Email: enquiries@markbrearley.co.uk
Web Site: www.markbrearley.co.uk

(Sept 19 – 6364 / SPI)



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.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049