



**103 DOCKFIELD ROAD
SHIPLEY, BD17 7AR**



FOR SALE / TO LET

**Office, Showroom, Light Workshop Facilities
With Off-Road Parking**

123.65 sq. m. (1,331 sq. ft.) – 346.37 sq. m. (3,728 sq. ft.)

PRICE: £220,000 / RENTALS: From £11,000 PAX

103 DOCKFIELD ROAD, SHIPLEY, BD17 7AR

LOCATION

Situated less than ½ mile north-east of Shipley Town Centre, the property occupies a prominent position on the north side of Dockfield Road which in turn connects with the A6038 Otley Road only a short distance to the west.

Immediate surrounding users are predominantly of a commercial nature and include Saltaire Brewery, D&M Fabrication, ASE Autogate, Halfway Auctions etc. Shipley bus and train stations are both within walking distance.

DESCRIPTION

Occupying a total area of land extending to 0.076 hectares (0.188 acres) or thereabouts, the property comprises a former ambulance station and premises which has been previously utilised as a showroom and offices.

A mix of private and general office/showroom facilities plus associated storage and staff facilities are provided across two levels. To the rear of the property there is surfaced courtyard car parking for approximately 10/12 motor vehicles.

ACCOMMODATION

The property is available to let as a whole or as two independent units. Accommodation can briefly be summarised as follows:-

Shared Reception Facilities	24.29 sq. m. (261 sq. ft.)
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UNIT 1

Ground Floor

Showroom & Office Facilities	92.14 sq. m. (992 sq. ft.)
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First Floor

Office/Stores	31.59 sq. m. (340 sq. ft.)
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UNIT 2

Ground Floor

Private & General Offices	126.44 sq. m. (1,321 sq. ft.)
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Garage/Boiler Room	33.72 sq. m. (363 sq. ft.)
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Approx. Total Net Internal Floor Area	346.37 sq. m. (3,728 sq. ft.)
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External

Surfaced car parking for circa 10 motor vehicles.

SERVICES

The property as a whole, benefits from the provision of all mains services to include gas, electric, water and mains drainage. Space heating is provided via 2 x traditional wet systems with gas boilers serving pressed steel radiators or similar.

Please Note: none of these services have been tested.

RATING ASSESSMENT

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

Description:	Office and Premises
Rateable Value:	£10,500

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.

PRICE

Our client will consider a disposal of the freehold interest in this property at a guide price of £220,000.

TERMS

The property is offered to let as a whole or as two independent units by way a new effective full repairing and insuring leases for a term to be agreed. Lease will be excluded from the relevant Security of Tenure Provisions of the Landlord & Tenant Act 1954 and will incorporate regular upward only rent reviews.

RENTAL

As a Whole	£20,000 per annum
Unit 1	£11,000 per annum
Unit 2	£11,000 per annum

Rental to be paid quarterly in advance.

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 Rating for the property is:-

C	-	62
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VIEWING

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

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(October 2019 – Amended January 2020 – 5750 / 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.

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