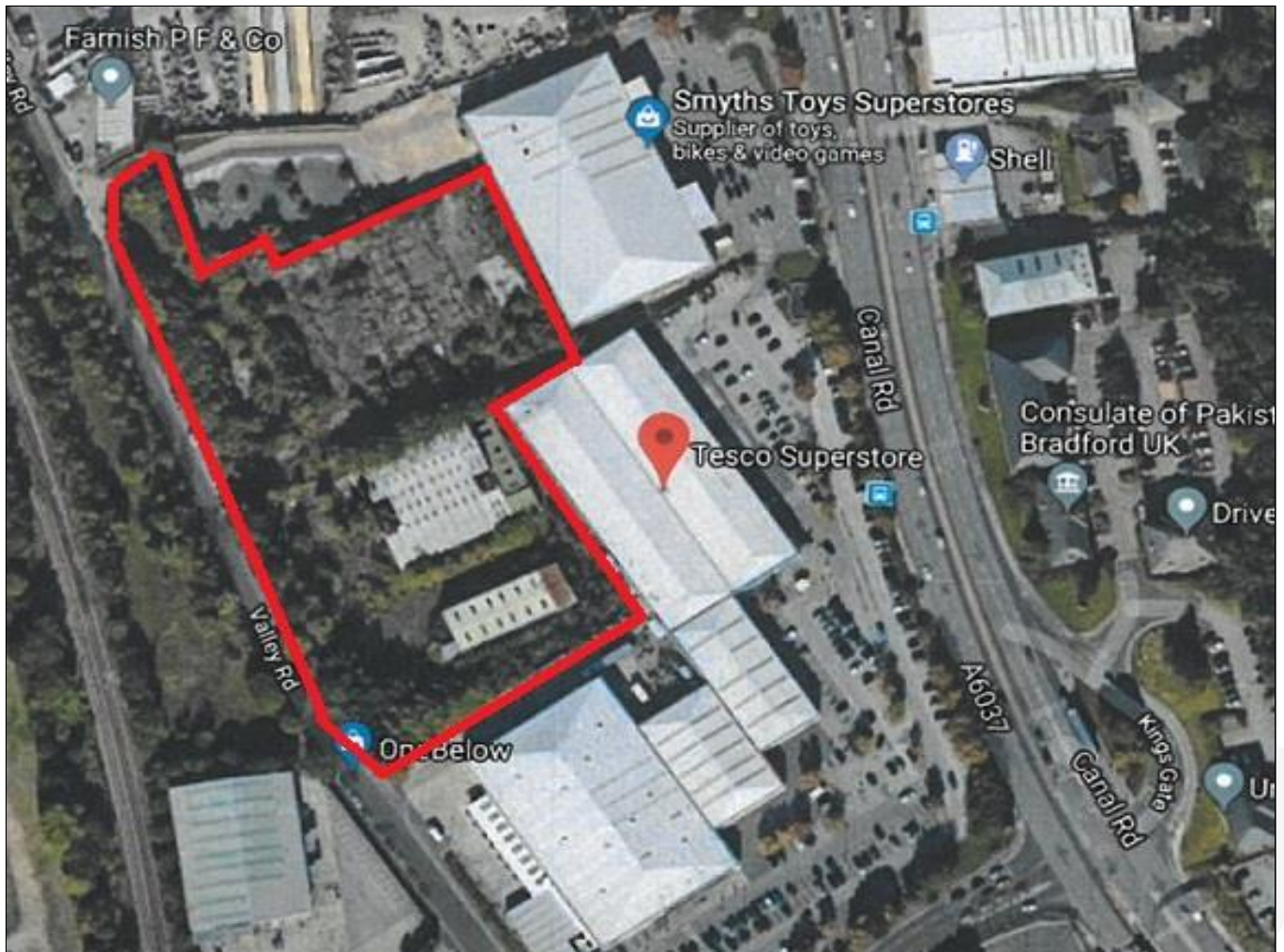




**DEVELOPMENT SITE / LAND AVAILABLE
VALLEY ROAD
BRADFORD, BD1 4RB**



FOR SALE / TO LET

Yard/Development Site/Land

Extending to a Total of Approximately 1.51 Hectares (3.73 Acres)

The site is to be cleared and fenced / surfaced (if appropriate) to suit occupier needs / requirement

RENT/PRICE – Upon Application (Plus VAT)



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

DEVELOPMENT SITE / LAND AVAILABLE VALLEY ROAD, BRADFORD, BD1 4RB

LOCATION

The site is situated fronting onto Valley Road, immediately to the rear of a large Tesco store on Canal Road and, close to the junction of Valley Road and Canal Road, nearby to the south.

The area is predominantly commercial in nature and nearby occupiers include Smyths Toy Superstores, Royal Mail Bradford North Delivery Office, Uriah Woodhead & Sons, West Yorkshire Fellmongers etc.

Immediately to the south is Forster Square Retail Park which includes occupiers such as Next, Argos, TK Max, Curry's PC World and Asda Living. A number of car dealerships are represented nearby on Canal Road including Bradford Audi, Stanley Cars, Lexus Bradford, Farnell Land Rover, Trust Ford etc.

DESCRIPTION

The property comprises a development site, with substantial frontage to Valley Road, located immediately to the rear of Tesco and other retail occupiers. It occupies a total estimated gross site area of 1.509 hectares (3.73 acres).

The site is available either as a whole or in sections (size to be agreed). It is available either upon a freehold or leasehold basis and, will be cleared, fenced and surfaced as appropriate, to suit individual occupier requirements.

The site has access directly from Valley Road, which is 2-way at this point and, provides excellent access through to Canal Road and Bradford City Centre.

LEASE

The property is available to let on terms to be agreed, subject to appropriate upward only rent reviews.

RENT

Upon Application (plus VAT)

PRICE

Our clients would consider a sale of the entire property, or part of the property, upon an unconditional or conditional basis.

Price Upon Application (Plus VAT)

VAT

All rents, prices etc. will be subject to VAT at the standard rate.

EPC

An Energy Performance Certificate is not required

VIEWING

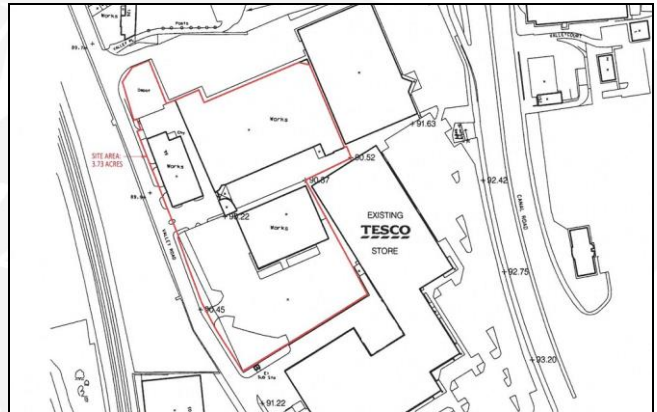
Strictly by prior appointment with the sole selling/letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(January 2020 – 5605 / 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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