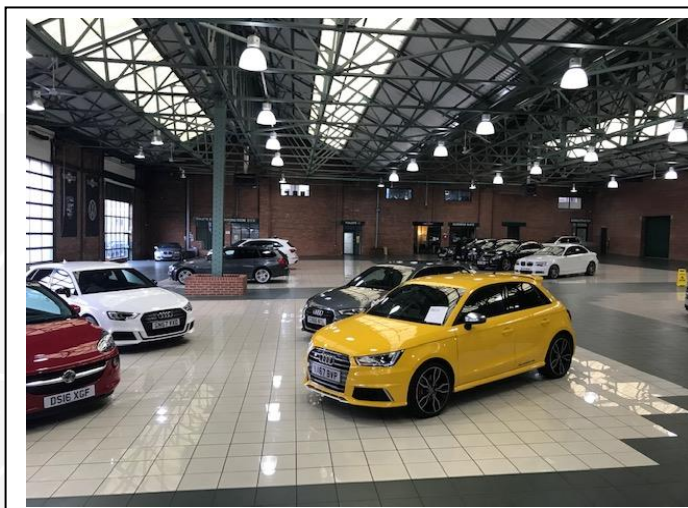
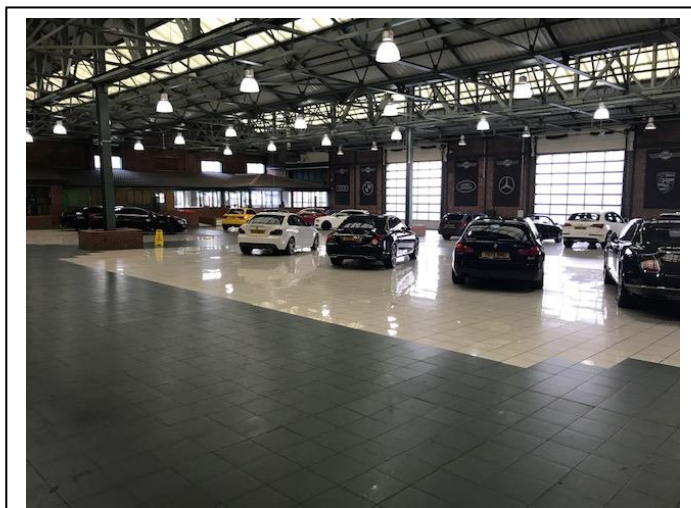




Carnation House Manchester Road/Mill Lane, Bradford, BD5 0HF



TO LET

Substantial Car Dealership Premises Suitable for a Variety of Leisure, Conference, and other uses (Subject to Planning)

Extending to a total of 3,169.36 sq. m. (34,115 sq. ft.)

with 79 Parking & Car Display Spaces

Occupying a Total Site Area of Approx. 0.63 Hectares (1.6 Acres)

Rental – Upon Application

Carnation House – Manchester Road/Mill Lane, Bradford BD5 0HF

LOCATION

The property has frontage and access from Mill Lane, close to the junction of Manchester Road and Mill Lane, approximately ¼ mile due south of Bradford City Centre and only 200 or 300 yards from the Manchester Road (A641) junction with Bradford Inner Ring Road (A647).

It is situated in a mixed but predominantly commercial location but benefits from substantial volumes of passing vehicular traffic on Manchester Road, which ultimately links Bradford City Centre through to Bradford Outer Ring Road (A6177) and hence the Staygate roundabout junction of the M606 motorway and the motorway network beyond.

PROPERTY

The property comprises a substantial former car dealership occupying a total site area of approximately 0.63 hectares (1.6 acres), together with a substantial building having a gross internal area of approximately 3,169.36 sq. m. (34,115 sq. ft.) together with 79 external display/car parking spaces.

The property has substantial frontages to both Manchester Road and Mill Lane with access from Mill Lane and rear access from Ludlam Street.

ACCOMMODATION

The buildings provide the following principle gross internal floor areas:-

Ground Floor

| | | |
|--------------------|-----------------|------------------|
| Showroom Area | 1,651.90 sq. m. | (17,781 sq. ft.) |
| Reception/Entrance | 104.52 sq. m. | (1,125 sq. ft.) |
| Kitchen/Café Area | 112.69 sq. m. | (1,213 sq. ft.) |
| Stores etc. | 172.89 sq. m. | (1,861 sq. ft.) |
| Workshop | 730.96 sq. m. | (7,868 sq. ft.) |
| Offices | 12.17 sq. m. | (131 sq. ft.) |
| Valeting Bay | 81.29 sq. m. | (875 sq. ft.) |

| | | |
|---|------------------------|-------------------------|
| Total Gross Internal Ground Floor Area | 2,866.41 sq. m. | (30,854 sq. ft.) |
|---|------------------------|-------------------------|

First Floor

| | | |
|-----------------|---------------|-----------------|
| Offices/Storage | 302.95 sq. m. | (3,261 sq. ft.) |
|-----------------|---------------|-----------------|

| | | |
|--|----------------------|------------------------|
| Total Gross Internal First Floor Area | 302.95 sq. m. | (3,261 sq. ft.) |
|--|----------------------|------------------------|

Outside

| | |
|------------------------------------|----|
| Customer/Car Parking Spaces | 65 |
| Vehicle Display Spaces (Mill Lane) | 14 |

RATING ASSESSMENT

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

Description: Car Showroom & Premises

Rateable Value: £88,000

The Uniform Business Rates for 2019/2020 is 50.4p

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 on a new full repairing and insuring lease for a term to be agreed incorporating upward only rent reviews.

RENTAL

Upon Application (Plus VAT – if appropriate) Subject to Lease.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) can be made available upon request.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

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

(January 2020– 4033A / 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.

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

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