



## LOWER CAR PARK - STONEGATE HOUSE SALEM STREET, BRADFORD, BD1 4QF



### **TO LET**

**Car Park with 50 Marked Out Spaces  
Extending to a Total Gross Internal Floor Area of  
Approximately 1,225 sq. m. (13,195 sq. ft.)  
Suitable for a Variety of Other Uses – Subject to Planning Permission**

**Rental - £20,000 Per Annum Exclusive**

# LOWER CAR PARK – STONEGATE HOUSE, STONE STREET, BRADFORD, BD1 4QF

## LOCATION

The property is situated in a central position, with access from Salem Street, just off Manor Row in the centre of Bradford.

There is excellent access to both Bradford Inner Ring Road at Hamm Strasse/Drewton Road and also the city centre. Nearby are a number of offices, restaurants, apartments etc.

## PROPERTY

The property comprises the lower car park within the Stonegate House development. It is situated at lower ground floor, with access from Salem Street and provides approximately 50 car parking spaces – in marked bays and extends to a total gross floor area of approximately 1,225 sq. m. (13,195 sq. ft.).

The car park benefits from a security roller shutter, controlled by key fobs, movement-controlled lighting etc. Due to the nature of the car park, it is extremely secure and considered suitable not only for car parking purposes but a variety of other uses subject to planning permission.

## RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:

Description: Car Park & Premises

Rateable Value: £13,750

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 in its entirety for a term to be agreed subject to 3 yearly (upward only) rent reviews on a full repairing and insuring basis.

## RENT

£20,000 per annum exclusive (Plus VAT).

## SERVICE CHARGE

A service charge will be attributable to the exterior, main structure and general repairs (estimated at £5,000 per annum – 38p per sq. ft.). Building insurance will be re-charged to the tenant. The tenant will be responsible for their own internal repairs, utilities/lighting etc.

## VAT

VAT will be charged at the prevailing rate on the rental.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is not required.

## VIEWING

Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

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**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

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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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