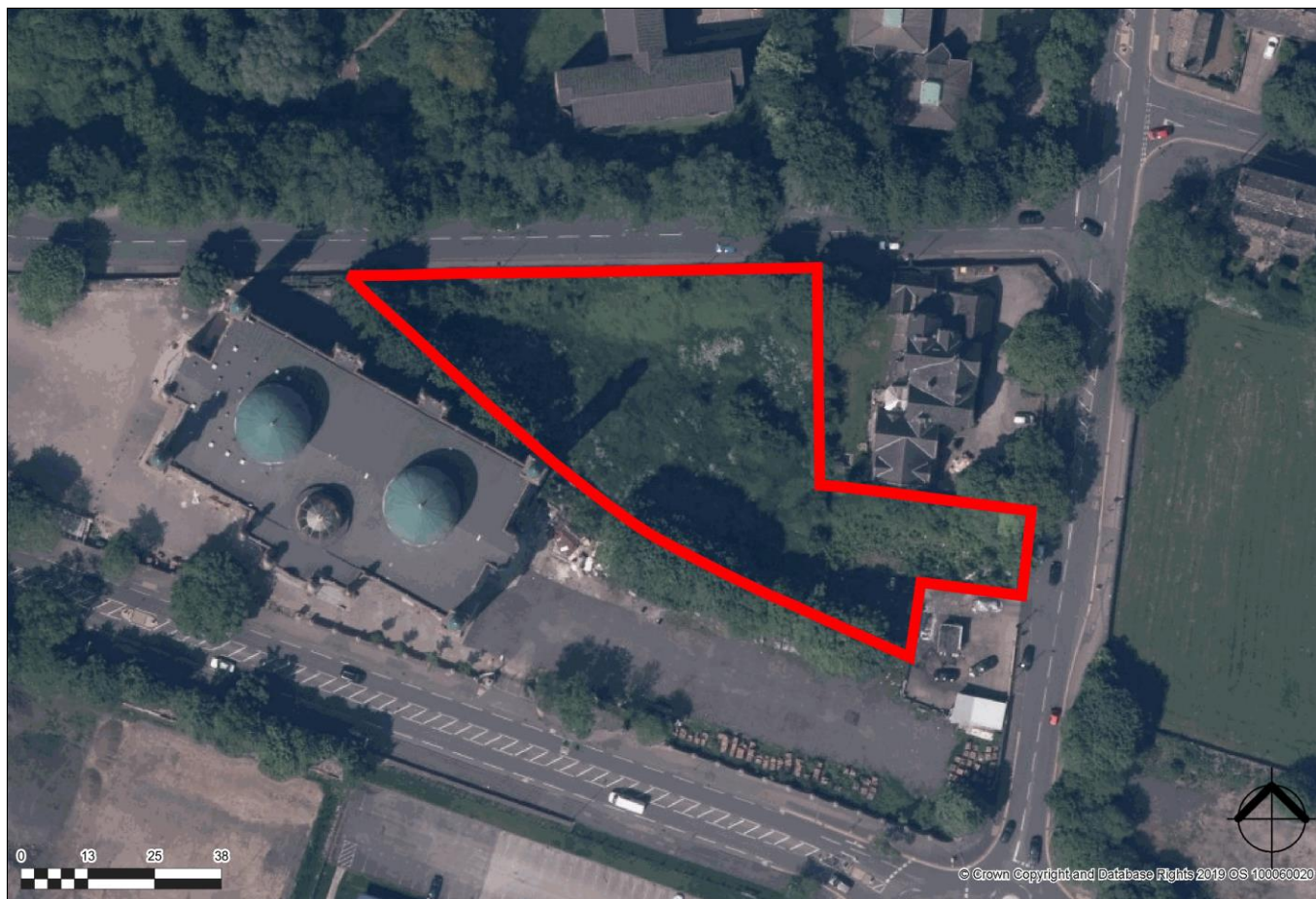




**STORAGE YARD / LAND  
ALL SAINTS ROAD / LAISTERIDGE LANE  
BRADFORD, BD5 0NJ**



**TO LET / FOR SALE**

**Storage Yard / Land Extending to Approximately 0.40 Hectares (0.99 Acres)  
With Access Road from Laisteridge Lane and Considered Suitable for a  
Variety of Storage, Parking or Other Uses  
(Subject to Planning – if necessary)**

**RENTAL: £13,000 Per Annum Exclusive  
SALE: Price on Application**

# STORAGE YARD / LAND – ALL SAINTS ROAD / LAISTERIDGE LANE, BRADFORD, BD5 0NJ

## LOCATION

The property is situated with long frontage to All Saints Road, with access from Laisteridge Lane, between the junctions of All Saints Road and Horton Park Avenue, approximately one-mile south-west of Bradford City Centre. Horton Park Avenue, provides good access to both Great Horton Road (A6177) and Little Horton Lane. Nearby to the east is Manchester Road (A641) which provides access through to the Bradford Outer Ring Road, M606 Motorway etc.

The surrounding area is mixed in nature, the property being immediately adjacent to the Al-Jamia Suffa-Tul-Islam Grand Mosque, and Acorn Nursing & Residential Care Home. Nearby is The Better Gym Bradford, University of Bradford Nursery, Phoenix Football Club and Laisteridge Lane Student Village.

## DESCRIPTION

The property comprises a cleared area of land, with access from Laisteridge Lane, which extends to a total site area of 0.40 hectares (0.99 acres). The site/property is considered to be suitable for a variety of storage, parking and other uses (subject to planning consent – if required).

## RATING ASSESSMENT

The property will require reassessing for Uniform Business Rates upon occupation.

The Uniform Business Rate for 2020/2021 is 50.3 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 TERMS

The property is offered to let on a new lease for a term to be agreed on an effective full repairing and insuring basis.

## RENT

£13,000 per annum exclusive (plus VAT if appropriate).

## FREEHOLD SALE

Price on Application.

## VAT

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

## 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**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

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

(Aug 2020 / Amended July 2022 & Jan 2023 - 6593 / 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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