



**SHOWROOM OPPORTUNITY
CANAL ROAD
BRADFORD, BD2 1AR**



TO LET

**Fully Refurbished Showroom Opportunity
Extending to Approximately 757.00 sq. m. (8,148 sq. ft.)
With Extensive Forecourt Area, Car Parking & Yard
Occupying Prominent Main Road Position, near to Proposed New Aldi Store**

RENTAL - £70,000 Per Annum Exclusive – Plus VAT



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

SHOWROOM OPPORTUNITY – CANAL ROAD, BRADFORD, BD 1AR

LOCATION

The property occupies an excellent and prominent main road location with frontage to Canal Road at its junction with Stanley Road, in an established commercial position, approximately one mile north of Bradford City Centre, and close to its junction with Queens Road (A6177) – Bradford Outer Ring Road.

Whilst the property benefits from good main road position and visibility, Canal Road is well established as being the “car” centre of Bradford and includes occupiers such as Polar Ford, Lancaster Jaguar, Toyota Bradford, Lexus Bradford, Kia, Bradford Audi, Clive Brook Volvo, Khan Design etc. Other nearby occupiers include Bradford Motorcycles, Becks 4x4 Centre, Howdens Joinery and British Wool Marketing Board. Immediately to the south is a substantial Arnold Laver depot and, we understand proposals are in place for the development of a supermarket for Aldi with access nearby from Stanley Road.

DESCRIPTION

The property currently comprises a site of approximately 0.194 hectares (0.48 acres) with main road frontage to Canal Road/Stanley Road. The building will be refurbished to a high standard, in accordance with the attached drawing and, it is proposed that a unit extending to a total of approximately 757.00 sq. m. (8,148 sq. ft.) be created, together with appropriate forecourt, car parking, yard and storage areas.

The property is considered suitable for car showroom type use, but also, due to the large car parking availability is also suitable, subject to appropriate planning consent, for a wide variety of showroom or other main road uses. Further details in relation to the proposed redevelopment are available upon request.

RATING ASSESSMENT

The property will require reassessment upon occupation for rating purposes.

The Uniform Business Rate for 2015/2016 is 49.3 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

The property is offered to let on a new lease for a term to be agreed incorporating 5 yearly (upward only) rent reviews. The lease will be drawn upon effectively full repairing and insuring terms.

RENT

£70,000 per annum exclusive – Plus VAT

VAT

VAT will be charged at the prevailing rate.

LEGAL COSTS

The ingoing tenant to be responsible for all legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) will be provided once the building has been completed.

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

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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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