



**BRIDGE GARAGE
WAKEFIELD ROAD
OSSETT, WF5 9LB**



FOR SALE

**Substantial Roadside Vehicle Repair Workshop,
Offices & Car Display Facility**

**Extending to a Total Gross Internal Floor Area of
Approximately 1,382.94 sq. m. (14,886 sq. ft.)**

Occupying a Site Area of 0.429 Hectares (1.06 Acres)

PRICE: Offers in the Region of £750,000 – Subject to Contract



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

BRIDGE GARAGE, WAKEFIELD ROAD, OSSETT, WF5 9LB

LOCATION

The property is situated fronting onto Wakefield Road (B6129) approximately ½ mile north-east of Ossett Town Centre and a similar distance west of Junction 40 of the M1 motorway. The B6129, links into the A638 approximately ¼ mile to the east of the property and the A638 provides access to the M1 (Junction 40) and Wakefield City Centre approximately 3 miles to the east.

The property has frontage to both Wakefield Road and Eldon Street (with additional access from Eldon Street), in an area which is mixed but incorporates a substantial industrial presence and is situated between Mac Brown Forklifts and Banner Plant & Tool Hire Ltd. Nearby occupiers in Wakefield Road include S & J Tyres, Signature Hair & Beauty etc.

DESCRIPTION

The property comprises a substantial predominantly single storey vehicle repair workshop facility, with two vehicle service pits, large drive-in loading doors and ancillary office and staff accommodation. Within the main building there is an area utilised for the specific storage of cars at ground floor and mezzanine level together with staff toilet facilities, secure tool store, offices etc.

The entire facility occupies a site of approximately 0.43 hectares (1.06 acres) which also includes a workshop area to the rear, large concrete apron and external storage facilities all of which is surrounded by a palisade metal fence with metal gates from Eldon Street and electric metal sliding gates from Wakefield Road.

To the front of the property is a forecourt area providing parking for approximately 15/20 cars in two separate areas.

ACCOMMODATION

According to our measurements taken on site, the property offers the following gross internal floor areas:-

Main Workshop Building

Ground Floor	945.75 sq. m.	(10,180 sq. ft.)
Mezzanines	341.89 sq. m.	(3,680 sq. ft.)

Rear Workshop

Ground Floor	95.32 sq. m.	(1,026 sq. ft.)
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Total Gross Internal Floor Area Approx.	1,382.94 sq. m.	(14,886 sq. ft.)
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The property occupies a site of approximately 0.43 hectares (1.06 acres) with concrete apron/car display area, main road access from Wakefield Road with large electric metal gates, large concrete/tarmac yard area surrounded by palisade fencing and rear side/yard area with vehicle storage and access from Eldon Street.

RATING ASSESSMENT

The property is assessed for Uniform Business Rates as follows:-

Address: Connect Europe Ltd., Wakefield Road, Ossett, WF5 9LB

Description: Vehicle Repair Workshop & Premises

Rateable Value: £60,500

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

Due to transitional relief provisions and personal circumstance of prospective tenants, interested parties are advised to check with the Local Rating Authority as to their current rates liability.

PRICE

Offers in the Region of £750,000 – Subject to Contract – for the freehold interest with vacant possession upon completion (Plus VAT – if appropriate)

VAT

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

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

AN Energy Performance Certificate has been commissioned.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

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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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