

# FOR SALE / TO LET

# Wharfedale Property

420 Bradford Road, Batley WF17 5LS

Class 'E' Showroom / Trade Counter / Workshop Accommodation



1,450 ft<sup>2</sup> (134.71 m<sup>2</sup>)

Rent / Price: On Application

- Prominently located fronting Bradford Road (A652)
- Rare opportunity to either acquire the Freehold interest with Vacant Possession, or occupy Leasehold by way of a new Fully Repairing & Insuring Lease
- Suitable for a variety of operations and uses (Subject to Planning)
- EPC – C (69)

[www.wharfedaleproperty.co.uk](http://www.wharfedaleproperty.co.uk)  
[info@wharfedaleproperty.co.uk](mailto:info@wharfedaleproperty.co.uk)

01924 476496

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## Location

420 Bradford Road is positioned to the northern side of Bradford Road, Batley, just 125 yards from the Junction with Hick Lane. It is conveniently located to access Bradford City Centre, approximately 7 miles north west, and Leeds City Centre, approximately 9 miles north east. The national motorway network is accessed via Junction 27 of the M62 motorway, circa 2.2 miles north east.

The immediate surrounding area is mixed in nature, providing a combination of warehouse and manufacturing accommodation with residential dwellings interspersed within these.

## Description

The property comprises a single storey brick-built showroom / trade counter unit with workshop to the rear, which is mainly open plan internally with some partitioning to the offices and toilet facilities.

The premises benefit from direct personnel access to Bradford Road and goods access via a sliding door to the unadopted side shared loading area.

## Terms

Preferred disposal of our Freehold interest. Alternatively, available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews (where applicable).

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## VAT

All figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

## Services

Mains electricity, water and drainage are connected to the property.

## Business Rates

Factory & Premises: £4,200 Rateable Value

The unit is eligible for Small Business Rate Relief subject to qualification. The purchaser / tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

## Legal Costs

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



## Viewing

Strictly by appointment only with the landlord, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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