



**YARD/LAND & BUILDINGS - BECKSIDE WORKS
OLD CORNMILL LANE
BRADFORD, BD7 2LB**



TO LET

**Substantial Yard, with Workshop & Offices
extending to a total of approx. 0.729 hectares (1.797 acres),
used for recycling and aggregate processing etc for many years
The site includes offices and stores of 244.15 sqm (2,628 sqft), together with
workshop/store of 285.02 sqm (3,068 sqft)**

RENTAL – £65,000 PA Excl.



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

YARD/LAND & BUILDINGS AT BECKSIDE WORKS OLD CORNMILL LANE, BRADFORD, BD7 2LB

LOCATION

The property occupies a convenient, and strategic location, forming part of the larger Becksides Works complex, with access from Becksides Road, just off A6177 – Bradford Outer Ring Road, which links into Becksides Road, a short distance to the south east. The outer ring road, in turn gives good access to M606 Motorway, approx. 2 miles to the south east, and of course subsequently the motorway network.

Becksides Road, and A6177, also provide easy access to north and west of Bradford, and through to Shipley, Keighley, and beyond

DESCRIPTION

The property comprises an established yard area, with office, and storage/workshop building, providing a total gross internal floor area of 529.17 sqm (5,696 sqft), across two levels, but with ground floor access at each level, due to the slope of the site at this point. The lower level benefits from two drive in loading doors.

The yard extends to a total of 0.729 hectares (1.797 acres), across two main levels, and benefits from access from Becksides Road, along Old Cornmill Lane.

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Office/Works Building

Upper Ground Floor Level

Providing offices, store, toilets etc 244.15 sqm (2,628 sqft)

Lower Ground Floor level

Drive in storage/garaging areas 244.15 sqm (2,628 sqft)

Lean-to Garage/Store

Garaging, with loading door 40.88 sqm (440 sqft)

Total Gross Floor Area approx. 529.17 sqm (5,696 sqft)

LEASE TERMS

The property is offered to let on a new FRI lease, for a term to be agreed, incorporating regular upward only rent reviews.

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Secondary Aggregate Processing Plant & Premises

Rateable Value: £12,000

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.

RENTAL

£65,000 PA Excl. Subject to Lease

VAT

We understand that the property is not elected for VAT, and no VAT will be charged on the rent

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 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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