



CAR DEALERSHIP BY WAY OF LEASE ASSIGNMENT OR SUB LEASE

14,790 ft² (1,374.51 m²)

- Good main road frontage
- Flexible lease terms
- Extensive display parking

For further information please contact:

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Naylorsgavinblack.co.uk
Subject to Contract

TO LET

Canal Road(A6037) Bradford, West
 Yorkshire, BD1 4SR

Location

The premises are located approximately one mile west of Bradford Town Centre with prominent frontage to Canal Road.

Description

The premises comprise a modern showroom with integrated parts and workshop facilities and a separate car valet bay and compound area.

The premises are of steel frame construction with full height display windows to the showroom. The workshop and parts are within a steel portal frame building with profile metal cladding sheets externally.

Accommodation

The premises comprise;

	Area m2	Area sq ft
Showroom	404.75	4,355
Stairs to first floor mezzanine area	99.26	1,068
First Floor Boardroom	24.49	264
Office	14.86	160
Office	14.58	157
Office	44.32	477
Ceiling air-conditioning units		
male and female WC facilities.		
Mess room	23.09	249
Changing area	6.77	73
Rear stairs to workshop ground floor and to showroom WC facilities.		

Workshop	373.82	4,022
Tiled floor, 2 electrically operated doors, 9 ramps, Ambi overhead gas fired radiant heaters.		
Workshop offices	44.86	483
Parts Store	75.54	813
Dexion over	59.76	643

Externally

4 bay Valet Bay 3 of which are interlinked. Mono pitched roof with steel frame. The adjoining Ford dealership use one single valet bay.	188.41	2,027
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Externally the principal areas are of tarmacadam with a compound to the east of the valet bay of hardstanding.

There are 20 primary car display spaces to the front of the premises with 14 to the side and an additional 42 to the rear whilst the hardstanding compound.

Contains 26 vehicles.

Rateable Value

The premises are assessed for rating purposes at rateable value £114,000.

Lease

The premises are held by way of an under lease dated May 20th 2010 for a term from 20.5.2010 to 9.5.2030 on effective full repairing and insuring terms.

The current rent passing is £220,262 per annum.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

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Site Area

The site extends to 1.579 acres.

Offers

Offers are invited for the benefit of our clients leasehold interest or alternatively our clients would be prepared to enter into an underlease.

EPC

On application.

Legal Costs

Each party are to bear their own costs of the transaction.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful applicant.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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