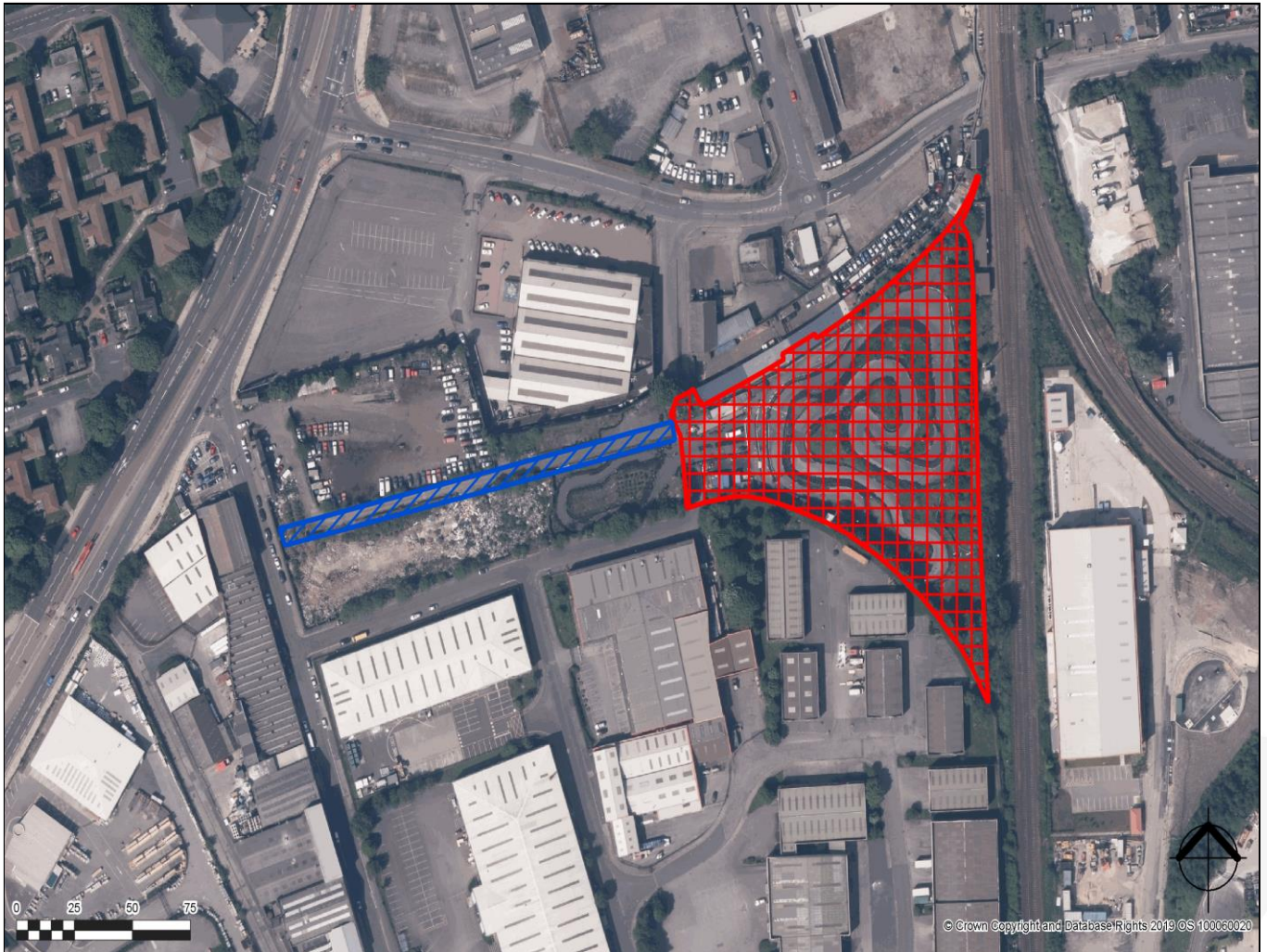




STORAGE YARD / DEPOT – SPRING MILL STREET, BRADFORD, BD5 7EE



TO LET

**Storage Yard / Land (Former Go-Kart Track)
Extending to Approximately 1.064 Hectares (2.63 Acres)
With access road from Spring Mill Street and suitable for a variety of
storage, parking and other uses (subject to planning – if necessary)**

RENTAL – £50,000 Per Annum Exclusive



CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS

STORAGE YARD / DEPOT – SPRING MILL STREET, BRADFORD, BD5 7EE

LOCATION

The property is situated in an established industrial area, to the south of Bradford City Centre, with access from Spring Mill Street, which ultimately joins Manchester Road (A641). The property is located approximately 1-mile north of the junction of Manchester Road with Bradford Outer Ring Road (A6177) at Mayo Avenue, which in turn provides excellent access to the Staygate roundabout junction of the M606 motorway.

We have indicated that the surrounding area is predominantly industrial in nature, with a number of industrial estates and occupiers in the immediate vicinity including Gardner Denver Drum, Teatime Tasties, Northern Pump Suppliers, Icestone Gelato, DG Chemicals, Pitcliff Way Industrial Estate, Kings Secure Technologies etc. Immediately to the north of the property is Carnation House, occupied by The Car Empire.

DESCRIPTION

The property comprises a former go-kart track, situated immediately adjacent to an industrial estate, with access from Spring Mill Street and extending to a total site area (excluding access) of 1.064 hectares (2.63 acres).

The site is level and was last used as a go-kart track. It's partly tarmac but mostly hardcore surfaced, has fencing, lighting and a large secure gate. The property is suitable to receive occupier's CCTV, portacabin etc.

The property/site is considered suitable for a variety of storage, parking and other uses (subject to planning consent - if required).

RATING ASSESSMENT

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

Description:	Karting Circuit
Rateable Value:	£60,500

The Uniform Business Rate for 2019/2020 is 50.4 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 TERMS

The property is offered to let on a new lease for a term to be agreed (minimum term 1-year) upon effectively full repairing and insuring basis, the lease to be excluded from the Security of Tenure Provisions of The Landlord & Tenant Act 1954 Part 2.

RENT

£50,000 Per Annum Exclusive (Plus VAT – if appropriate)

VAT

VAT will be charged at the prevailing rate – 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 (EPC) is not required.

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

(January 2020 – 4033D / MAJB)

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.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049