

TO LET

STORAGE YARD, HOLLIN PARK COURT
Calverley, Pudsey LS28 5QE



STORAGE YARD

0.55 acres (2,642 yds²)

- Sufficient space to park approximately 100 cars
- Accessible location for Leeds (9 miles) and Bradford (5 miles)
- Mixed industrial and residential location
- Would suit use as a builders yard/external storage yard

T. **01484 530361**
www.bramleys.com

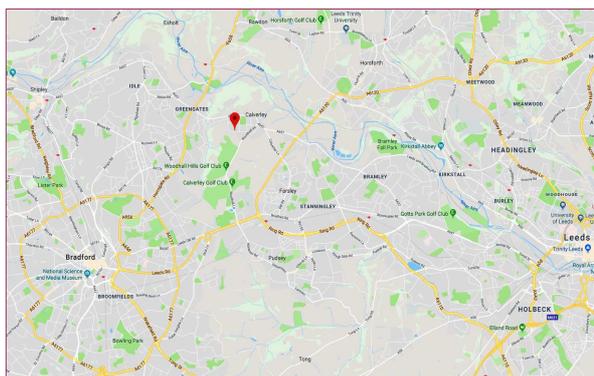
STORAGE YARD, HOLLIN PARK COURT, CALVERLEY, PUDSEY

STORAGE YARD

The property comprises a relatively level and rectangular shaped area of land which has previously been used for the storage and display of motor vehicles and extends to 2,642yds² (0.55 acres).

The yard has been surfaced with a mixture of tarmacadam and hard core and is positioned adjoining industrial premises in the area of Calverley which is approximately 5 miles to the northwest of Bradford and 9 miles to the northeast of Leeds city centre.

The yard could be let with adjoining industrial premises which extend from 4,031ft² to 11,316ft², subject to agreeing lease terms. Further details of these units can be obtained on request from the agent.



ACCOMMODATION

UNIT F

Single storey industrial unit with partitioned Kitchenette, store and WC

374.48m² (4,041ft²)

OUTSIDE

There is a tarmacadam and concrete yard to the front and rear of the property, with additional yard space available to let should this be required by the occupier extending to approximately 0.58 acres.

RENT

£15,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

The Land is incorporated within the Rateable Value for the adjoining Industrial Unit and accordingly would need dividing from this if it were to be let separately.

This will be charged back by the local Rating Office at the Uniform Business Rate of 47.9p (2017/18). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on effective full repairing and insuring terms to incorporate 3 yearly rent reviews.

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: N/A

Note: A member of Bramleys staff has an interest in the subject property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

CONTACT

BRAMLEYS

14 ST GEORGES SQUARE, HUDDERSFIELD
HD1 1JF

T. 01484 530361 f: 01484 432318

E. jonathan.wilson@bramleys1.co.uk

E. jonathan.uttley@bramleys1.co.uk

www.bramleys.com