



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

HIGHLY PROMINENT COMMERCIAL SITE/RESIDENTIAL DEVELOPMENT LAND

**68 HUDDERSFIELD ROAD, BRADFORD, WEST
YORKSHIRE, BD6 1DH**

0.33 ha (0.82 acres)



- High profile commercial/'display' site previously used for caravan sales and more recently car sales
- Immediately off main A641 Huddersfield Road 3 miles south of Bradford city centre
- Previously secured detailed planning consent for 17 dwellings and potentially suitable for various uses (STP)

0113 2348999

Location

The site is situated with a frontage to the main A641 Huddersfield Road which connects Bradford city centre (via Manchester Road) with the Huddersfield and Brighouse areas. This popular residential area allows good communication throughout West Yorkshire with 'Odsal' roundabout being the intersection of Huddersfield Road with the A6036 Rooley Avenue, and leads to the M606.

The M606 connects with the M62 at Cleckheaton (junction 26) providing excellent motorway links throughout the region.

Description

The site comprises a former caravan display and storage site with access off the A641 Huddersfield Road. The site is surfaced with secure palisade fencing and gates and has most recently been used for car/vehicle sales.



The temporary building on site can be left in situ or removed by the landlord.

Total Site Area 0.33 ha (0.82 acres) or thereabouts



This plan identifies site boundaries as we understand them to be.

Planning

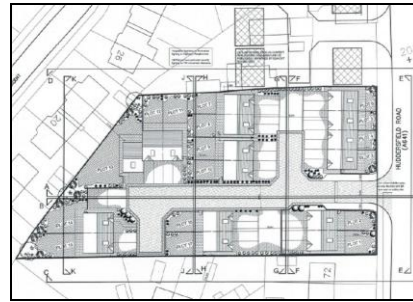
The site was occupied for many years for caravan display and sales and is suitable for similar roadside uses including car sales, vehicle hire, plant hire (subject to any requisite consents).

In addition the site secured a planning consent subject to a Section 106 agreement from the City of Bradford MDC on 15 April 2013 (application number 13/00490/MAF) for the construction of 17 dwellings.

A copy of the planning consent and all relevant plans are available upon request.

Additional information including the Phase I ground report and S106 agreement is available upon request or direct from the Bradford MDC planning portal www.bradford.gov.uk.

The consent previously secured comprised an attractive townhouse/semi detached scheme with a proposed floor area of 16,027 sq ft or thereabouts.



Rating

We are advised the site presently has a Rateable Value of £32,750 with the National Uniform Business rate for 2017/18 being 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective purchasers should satisfy themselves with regard to all planning and rating matters direct with the Local Authority, Bradford MDC 01274 432111.

Energy Performance Certificate

We are advised the site does not require an Energy Performance Certificate (EPC).

Lease Terms

The premises are made re-available to coincide with expiry of the existing lease in May 2017 by way of a new tenants full repairing and insuring lease for a period of 5 years, or multiples thereof, incorporating 5 yearly rent reviews with a commencing rent of £45,000 per annum exclusive.

The rent will be payable quarterly in advance by direct debit/standing order.

Price

The landlords have intimated they may consider a sale seeking offers in the region of £575,000.

VAT

Whilst all rentals and prices are quoted exclusive of VAT, we are advised VAT will not be applicable.

Legal Costs

In the event of a letting, the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Strictly by appointment only with the sole agents:-

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Ben Preston

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Our Ref: 1764/A/M
Updated April 2017

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.