



**2 TOLLER LANE
BRADFORD
BD8 8LX**



FOR SALE

**Prominent Industrial/Trade Counter Premises
Extending to a Total of Approximately 1,184.49 sq. m. (12,750 sq. ft.)
Occupying a Total Site of 0.311 Hectares (0.768 Acres)
Suitable for owner occupation, extension development or investment**

PRICE – Offers in the Region of £750,000 – Subject to Contract

2 TOLLER LANE, BRADFORD, BD8 8LX

LOCATION

The property occupies an excellent visible main road location, with good frontage and access from Toller Lane (B6144), close to its junction with Heaton Road and, a short distance to the north-west of the Toller Lane junction with Carlisle Road/Whetley Lane (A6177 – Bradford Outer Ring Road). The property is situated in a well-known and visible position, approximately 1½-miles north-west of Bradford City Centre. Nearby occupiers include Ashwell Medical Centre, Rowlands Pharmacy, Lala's wedding venue etc. In the immediate vicinity are Miriam Lord Primary School, The Curve ladies only gym, Manningham Sports Centre etc.

DESCRIPTION

The property comprises two industrial/trade counter and office units, located on a single site extending to a total of approximately 0.311 hectares (0.768 acres) with direct access from Toller Lane (B6144). The two units are completely independent and indeed have been occupied separately, with fencing providing separate "yard areas" allowing them to be occupied upon a similar basis if required in the future.

Unit 1 comprises a lofty single storey unit of RSJ framed construction, with pitched hipped slated roof and first floor mezzanine level. Unit 2, is a slightly older single storey RSJ framed workshop unit, last occupied as a MOT bay having profile sheet roof.

Externally, the yard area provides a total of approximately 30/35 marked car bays.

The site is secure being fully fenced and having gated access from Toller Lane.

ACCOMMODATION

The property is comprised of two distinct individual units, which have been occupied separately in the past.

Unit 1

Comprises a lofty RSJ framed block and stone clad building with feature glazing and pitch slated roof. It has an approximate eaves height of 6 metres and provides the following floor areas:-

Ground Floor	444.44 sq. m.	(4,784 sq. ft.)
Mezzanine	238.29 sq. m.	(2,565 sq. ft.)

Total Floor Area **682.73 sq. m.** **(7,349 sq. ft.)**

Unit 2

Comprising a single storey former MOT/workshop building, being RSJ framed with brick and concrete block cladding, profile sheet roof and an eaves height of approximately 4.7 metres. There is a small mezzanine staff/storage area. The property has the following principal floor areas:-

Ground Floor	464.51 sq. m.	(5,000 sq. ft.)
Mezzanine	37.25 sq. m.	(401 sq. ft.)

Total Floor Area **501.76 sq. m.** **(5,401 sq. ft.)**

Total Gross Internal Floor Area Approx. **1,184.49 sq. m.** **(12,750 sq. ft.)**

RATING ASSESSMENT

Each of the units are assessed for Uniform Business Rates as follows:-

Address: Unit 1, Toller Lane, Bradford, BD8 9LX

Description: Building undergoing alterations

Rateable Value: £0

Address: Unit 2, Toller Lane, Bradford, BD8 9LX

Description: Vehicle Repair Workshop & Premises

Rateable Value: £22,500

The Uniform Business Rate for 2019/2020 is 50.4 pence in the £.

Due to transitional relief provisions and personal circumstance of prospective tenants, interested parties are advised to check with the Local Rating Authority as to their current rates liability.

TOLLER LANE ROAD IMPROVEMENT AREA

The property is affected in a small way by the Toller Lane Road Improvement proposals, which have a small effect on the entrance area taking a minor section of the land within the ownership. Further details, plans etc. are available upon request.

PRICE

Offers in the region of £750,000 subject to contract are invited for the freehold interest with full vacant possession upon completion – Plus VAT

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices quoted are Plus VAT.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates (EPC's) have been commissioned.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

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