



Confidentially Available
Cerberus House – Holme Lane
Bradford, BD4 0PU



FOR SALE

Self-Contained Detached Office/Workshop Building
Extending to a Total of Approximately 322.00 sqm (3,466 sqft)
With On-Site Secure Car Parking for Approximately 8 Vehicles

PRICE: Offers in Excess of £150,000 – Subject to Contract

Cerberus House - Holme Lane, Bradford, BD4 0PU

LOCATION

The property is situated with frontage onto Holme Lane, close to its junction with Tong Street (A650) in a mixed industrial/commercial area. The property is close to Anchor Works, a substantial industrial facility and near to Weaverthorpe Retail Park, which fronts onto A650, where occupiers include KFC, Wyndsons World of Shoes, Superdrug, Iceland, Pet City and Poundstretcher.

Tong Street (A650) provides excellent access to the south/east via Driglington to the M62/M621 and also links through to the A6177 Bradford Outer Ring Road to the north to give access to the M606.

DESCRIPTION

The property comprises a 2-storey office building, with basement area. The ground floor provides workshop, storage and office areas together with male toilets at ground floor level, general offices and a variety of private offices, staff areas and female toilets at first floor level and, a large basement area, suitable for secure storage or conversion back to offices, or workshop space.

Externally, the property has a good sized car park providing secure parking for approximately 8 vehicles with Palisade fencing and metal gates.

ACCOMMODATION

The property offers the following net internal floor areas:-

Ground Floor

Offices, workshop etc	114.27 sqm	(1,230 sqft)
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First Floor

Offices, staff etc	110.09 sqm	(1,185 sqft)
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Basement

Stores, boiler room etc.	97.64 sqm	(1,051 sqft)
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Approximate Total Net Internal Floor Area	322.00 sqm	(3,466 sqft)
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External

Car parking to the front for approximately 8 vehicles. Small rear yard/fire exit area.

RATING ASSESSMENT

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

Univar Offices, Holme Lane, Bradford, BD4 0PU
Description: Offices and Premises
Rateable Value: £13,750

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.

PRICE

Offers are invited in excess of £150,000 subject to contract for the freehold interest with vacant possession (Plus VAT – if appropriate)

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

D - 99

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.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(July 2019 – 6280 / 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.

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