



**Former Citroen Dealership, 6 Kings Road, Bradford BD2 1NR**

## **Car Showroom**

- ▶ **14,061 sq ft on 1.34 acres**
- ▶ **Set in the heart of motor alley with surrounding dealerships to include Land Rover, Hyundai, Audi, Lexus, Volvo and Ford**
- ▶ **Immediately available by assignment or sub-lease**

For enquiries and viewings please contact:



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**Location**

The premises are located in Bradford, the fifth largest metropolitan district in England with over 534,000 people. The town lies 10 miles to the west of Leeds with the M606 linking to Junction 26 of the M62 motorway some 7 miles to the south. The property is located on Kings Road, just off Canal Road, the principal motor dealership location, and lies adjacent to Hyundai and Land Rover, with surrounding dealers to include Audi, Lexus, Ford, and Volvo.

**Description**

The premises comprise a former car dealership with showroom, partitioned offices, and wc's on ground level. The showroom features a prominent double height glazed frontage, tiled floor with spot lighting and an eaves height of 4.9 metres (16 ft). The property also benefits from further office space and parts storage on mezzanine level, as well as a staff kitchen.

There is an integral workshop to the rear of the showroom with an eaves height of 4.2 metres (13' 10") with an MOT bay, exhaust venting system, ambirad gas heaters and space for 7 ramps. The workshop also benefits from strip lighting throughout, a tiled floor, as well as two double width electric roller shutters.

Externally the site benefits from 40 display spaces and 92 parking spaces, a valeting bay, and a security building.

**Accommodation**

	Sq M	Sq Ft
Ground Floor Showroom/Offices	422.4	4,547
Ground Floor Workshop/Parts	573.7	6,175
Mezzanine Offices	53.3	574
Mezzanine Parts	208.9	2,249
External Valet Bay	47.9	516
<b>Total</b>	<b>1,306.3</b>	<b>14,061</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Standards Second Edition.

Total site area 0.54 hectares (1.34 acres).

**Services**

We understand all mains services are connected to the property.

**Planning**

It is our understanding the property has planning permission for its former use as a car showroom and workshop which falls under "Sui Generis" Use Class under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

**Tenure**

The premises are held on a 30 year lease expiring 2nd February 2029. The property is available by way of an assignment or on sub-lease on terms to be agreed.

**Business Rates**

The property is currently listed as a car showroom and premises.

Rateable Value: £114,000.

Indicative rates payable 2020/21: £58,368.

This is based on the Uniform Business Rates multiplier of 0.512p.

**Rent**

The current passing rent is £172,381 pax.

**VAT**

All figures quoted are exclusive of VAT.

**Legal Costs**

Each party is to bear their own legal costs incurred as part of any transaction.

**EPC**

The EPC is being prepared.

**Viewings**

Viewings are by appointment with sole agents Innes England, Sam Hall and Matthew Hannah.

**Information Pack**

The lease is available on request.

Specialist fixtures and fittings on site are available by way of separate negotiation.

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