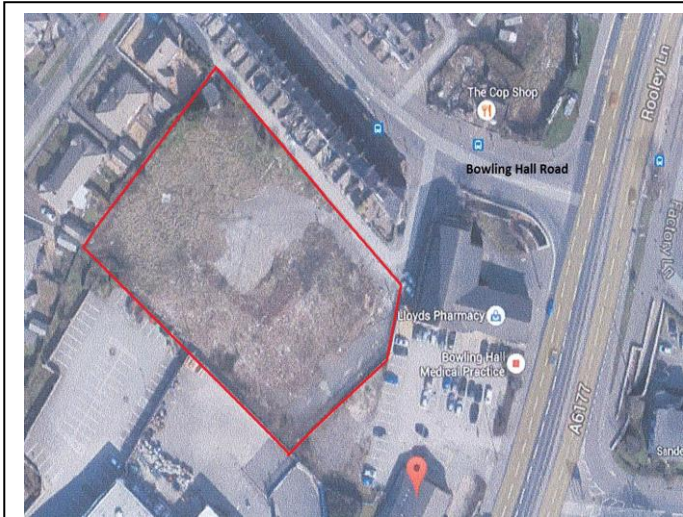




LAND AT THE REAR OF 144 BOWLING HALL ROAD, BRADFORD, BD4 7SS



TO LET

Commercial Storage Space

Available as a Whole or in Sections Convenient Location

**With Potential for On-Site Security Total of Approx. 0.439 Hectares
(1.09 Acres) Available in Plots from 0.25 Acres**

RENT: £12,500 For Each 0.25 Acre Section – Subject to Lease

Land to the Rear of 144 Bowling Hall Road, BD4 7SS

LOCATION

The property is situated close to the junction of Bowling Hall Road and Rooley Lane (A6177), approximately 1½ miles south of Bradford City Centre. Bowling Hall Road is situated between Wakefield Road/Tong Street (A650) and the Staygate Roundabout of the M606 (Junction 3). The property is more particularly located to the rear of houses fronting onto Bowling Hall Road, and directly to the rear of a medical centre and clinic fronting onto Rooley Lane. Immediately to the south-west of the site is a large Asda store, and the service yard of the store abuts the south-western boundary of the premises.

The property is therefore strategically well placed having excellent access to both Bradford City Centre, Bradford Ring Road and hence Leeds, and also to the M606 and M621 motorways.

DESCRIPTION

The property comprises a cleared site extending to approximately 0.439 hectares (1.09 acres), with access from Bowling Hall Road. The site has been cleared, loose surfaced and benefits from security fencing, cameras, lighting etc.

The site is suitable for a variety of storage purposes. It has excellent access from A6177 Rooley Lane (Bradford Outer Ring Road) lining through to the M606 Motorway.

LEASES

The property is available to let from 0.25 acres upwards.

The property can be split into 4 sections or let in a variety of combinations. The guide rent would be £12,500 per annum for each 0.25-acre section.

The site benefits from cameras and lights and a prospective tenant would have the opportunity to utilise the on-site security cabin for their own security purposes.

Cabin may be available at an extra cost – further information upon application.

VAT

VAT will be charged at the prevailing rate – if applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is not required for this property.

LEGAL COSTS

The ingoing tenant(s) to be responsible for both parties legal costs incurred in the transaction.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(May 2021 – 5358 / 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.

28 Victoria Street, Skipton, BD23 1JE
Tel: 01274 595999

Leeds Office Tel: 0113 518 2573