

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

Plot at  
Cutler Heights Lane / Sticker Lane  
BRADFORD  
BD4 9JU



Boundaries are for Indicative Purposes Only

## FOR SALE / TO LET

- Cleared Plot Extending to approx. **0.25 acres (1016 sq m)**
- Superb Busy Location
- Of Interest to Developers, Owner Occupiers, Various Storage/Display Businesses
- For Sale: **£400,000** / To Let: **£30,000 pax**

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**SITUATION**

The plot is situated in a high profile and busy location at the junctions of Cutler Heights Lane and Sticker Lane (which forms part of the Bradford Outer Ring Road – A6177), adjacent to Dudley Hill roundabout. This provides direct access onto Wakefield Road / Tong Street (A650) and Rooley Lane which links to the M606 / M62 motorway networks, a short distance away.

The location therefore benefits from high volumes of passing traffic.

There are a good mix of occupiers closeby including several industrial / commercial estates.

**SITE**

The site previously housed the former Bay Horse / Kingswood Arms Public House which has now been demolished.

The plot provides a reasonably level site of regular configuration.

An electronic site measurement would suggest that the plot extends to **0.1 hectares (0.25 acres/1016 sq m)**

**RATING**

The plot will be assessed for Rating purposes once occupied.

**PLANNING**

The site previously benefited from planning permission for use as a hand car wash facility (application number 15/02862/FUL) which we understand has now expired.

**SALE PRICE**

Offers in the region are of **£400,000** are sought for the freehold interest (plus VAT) and Subject to Contract.

**RENT/LEASE**

Alternatively, the premises are available to rent at **£30,000** per annum exclusive Subject to Lease, Plus VAT upon a new lease for a term to be agreed and incorporating upward only rent reviews.

The plot will be let / sold as seen.

**LEGAL COSTS**

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

**VAT**

We are advised that VAT will be charged on the rent/sale price at the standard rate.

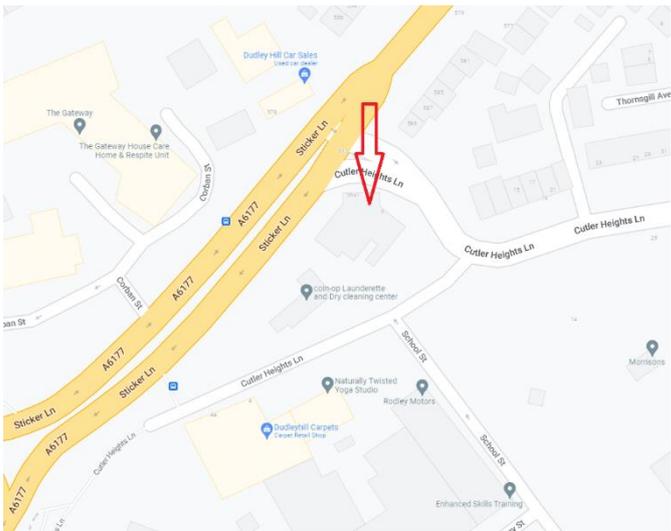
**VIEWING**

The plot is open to view with caution during daylight hours.

Additional information is available by contacting the sole agents:-

**Sharma Williamson**  
Tel: **01274 759955**  
Email: [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)  
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