

sharma
williamson

Chartered Surveyors
Commercial Property Agents

OF INTEREST TO OWNER OCCUPIERS

Unit 1 Lister Street Business Park,
Dudley Hill
BRADFORD
BD4 9PQ



FOR SALE

- Rare Opportunity to Purchase Modern Industrial / Warehouse Premises of **460.3 sq m (4,954 sq ft)**
- Popular Location Close to Dudley Hill Roundabout and Tong Street (A650) and Bradford Outer Ring Road (A6177)
- Sale Price: **£350,000**

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SITUATION

The premises are situated in a popular industrial / commercial location adjacent to Dudley Hill roundabout –approximately 1.5 miles East of the M606 / M62 motorway networks.

Lister Street ultimately provides a link to Tong Street (A650), one of the main arterial routes in / out of Bradford and Cutler Heights Lane, which runs parallel to Sticker Lane - Bradford Outer Ring Road (A6177).

Other occupiers on the estate include Bradford Truck & Bus Ltd, Autosound Ltd, and AS Mobile Solutions.

Closeby are a Morrisons main distribution centre, Salamander Brewing Co and Textfelt.

PROPERTY/ACCOMMODATION

The unit comprises an end modern built industrial / warehouse unit being of single span steel portal framed construction and surmounted by an insulated clad roof.

The main elevations are of combination brick and profile sheeting.

The accommodation provides the following accommodation and approximate Gross Internal Floor Areas:-

	Sq m	Sq ft
<u>Ground floor</u>		
Main industrial / warehouse with solid floors throughout and partitioning to form male / female WCs and kitchenette area.		
Overall	328.9	3540
Showroom with separate shuttered side entrance (comprising customer reception / waiting area and store)		
Overall	65.7	707
<u>Mezzanine</u>		
Stores	65.7	707
Total Approx Gross Internal Floor Area:	460.3	4,954

Amenities

- Intruder alarm
- Electrically operated roller shutter loading door
- Oil powered Benson space blower
- 3 phase electricity
- Average eaves height 13ft 1in; apex height 18ft 7in

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Externally

Shared access road with the remaining occupiers of the estate (with automated sliding gate).

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:-

Rateable Value:	£22,000
Rates Payable (approx.):	£10,978

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

SALE PRICE

Offers in the region of £350,000 are sought for the Freehold Interest – Subject to Contract.

LEGAL COSTS

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

VAT

Our clients advise that VAT is not chargeable upon the sale price, however they reserve the right to do so, if appropriate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **E**, a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the sole agents:-

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