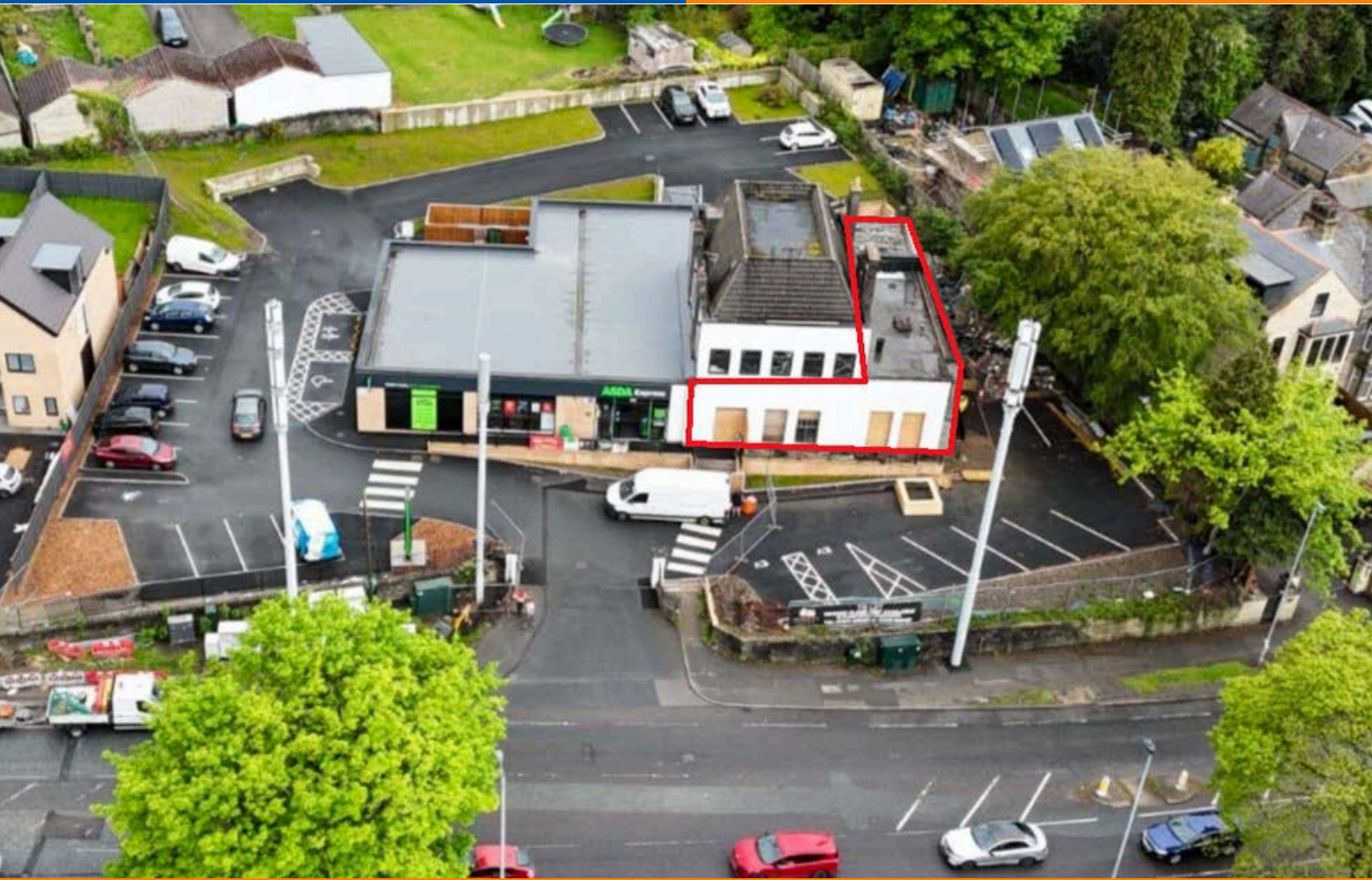




411 Toller Lane BRADFORD BD9 5NN

- 2 newly created commercial units with Unit 1 (RHS) of **120.9 sq m (1301 sq ft)**; Unit 2 (mid unit) of **126.0 sq m (1356 sq ft)**.
- Available individually or as a combined unit of **246.9 sq m (2657 sq ft)**
- Next door to a new Asda Express store
- Ample on site customer parking
- Busy main road location
- Would suit various business concerns
- Rent: **£32,500 pa** per unit; **£60,000 pa** (double unit)

SITUATION

The development benefits from direct frontage onto Toller Lane, a busy vehicular commuter route forming part of the B6144 main road, connecting the scheme from the Bradford Outer Ring Road (A6177 – Carlisle Road) through to the quality residential suburbs of Heaton, Sandy Lane, Wilsden, Aire Valley and beyond.

In addition, the immediate locality is densely populated comprising good quality housing stock and therefore, the scheme does benefit from having a captive customer base closeby.

As part of the overall redevelopment of the site, an Asda Express has recently opened next door, whilst a block of sizeable family homes have been newly developed.

PROPERTY/ACCOMMODATION

The commercial units have been created from the comprehensive redevelopment / reconfiguration of the former Public House premises (by virtue of planning application 24/00485/FUL).

The units which we believe have a Class E use class, are situated at ground floor level and would be handed over in a shell condition ready for a Tenant's full fit out (to include installation of shop front).

The units generally benefit from solid floors throughout, foul waste points and 3 phase electricity supplies.

The premises provide the following approximate gross internal floor areas (taken from architect's floor plans and are subject to on site measurements):

	Sq. m.	Sq. ft.
Unit 1 (RHS)	120.9	1301
Unit 2 (mid unit)	126.0	1356
TOTAL AREA	246.9	2657

Outside

The scheme which enjoys direct access / egress from Toller Lane benefits from a newly tarmacaded and lined customer car park (and rear overspill and staff car park).

BUSINESS RATES

The unit(s) will be assessed for Business Rates upon occupation.

VIDEO LINK

Please contact us for a link to a video walkaround of the units

RENT

£32,500 per annum, per unit or **£60,000** per annum for the double unit, exclusive Subject to Lease, plus VAT.

LEASE

The property is available to let upon an effective new full repairing (with service charge) and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover credit references, collating of documents to comply with Money Laundering Regulations etc.

INVEST IN BRADFORD

Bradford Council run various schemes which may offer help and support. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link: <https://www.investinbradford.com>

LEGAL COSTS

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

VAT

We are advised that VAT is chargeable upon the rent at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole letting agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

October 2026



Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

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5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
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