

FOR SALE GARAGE/WORKSHOP COMPLEX AND EXTENSIVE SITE WITH DEVELOPMENT POTENTIAL

Eddisons



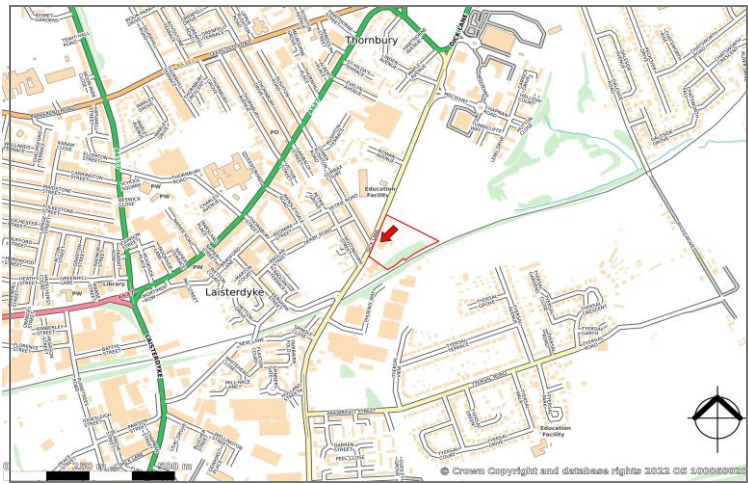
DICK LANE, THORNBURY, BRADFORD, BD3 8QD

OFFERS INVITED

- Rare freehold industrial/garage complex opportunity.
- Extensive secured surfaced compounds/display areas.
- Additional land with development potential.
- Suitable for a variety of uses (STP).

AVAILABLE SPACE
515.52m² (5,549sq ft)

On an overall site area of 4.2 acres
(1.7 Ha) approx.



LOCATION

The property is prominently located on Dick Lane being approximately 2 miles east of Bradford city centre and 7 miles to the west of Leeds.

Dick Lane is a busy major thoroughfare linking Rooley Lane to Bradford Road/Leeds Road and thence the Leeds Ring Road.

The property is well placed therefore for access to Bradford and Leeds and to the M606 motorway which is 2¾ miles distant.

DESCRIPTION

The premises comprise a complex of single storey brick built and metal clad garage/workshops with a double skin profiled roofing incorporating Perspex roof lights. The floor is concrete throughout with drive in access via roller shutter doors. Partitioned out are staff/canteen areas, stores and WC facilities.

The garage is linked to a single storey office block incorporating reception and private offices with WC/staff facilities.

The premises has an overall approx. GIA of 5,549sq.ft.

Externally the property benefits from large, surfaced yard/car parking/compound areas.

To the rear and east of the buildings is further land offering development potential. The total site area of the property is approx.4.2 acres.

The site edged blue comprises approx. 1.56 acres including the premises, yard and further grassed area to the rear.

The site edged yellow comprises approx. 2.64 acres of greenbelt land.

PLANNING

For planning enquiries interested parties should contact the Leeds City Council planning team.

RATEABLE VALUE

Description / Garage and Premises
Rateable value / £21,750

EPC

An EPC has been commissioned.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available freehold with vacant possession.

We are instructed to seek offers for our clients freehold interest.

Our client could consider a split sale of the site edged in blue and in yellow.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
Email / john.padgett@eddisons.com
Email / matthew.jennings@eddisons.com

SUBJECT TO CONTRACT
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