

FOR SALE
PROMINENT SHOWROOM/TRADE
COUNTER WITH DEMISED YARD

Eddisons

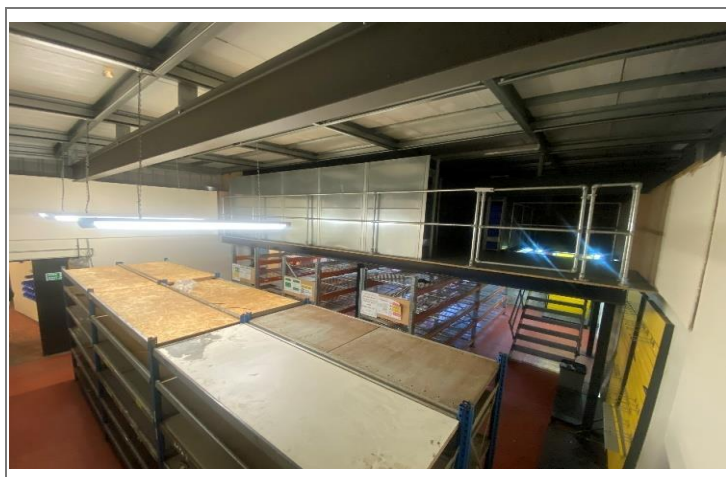
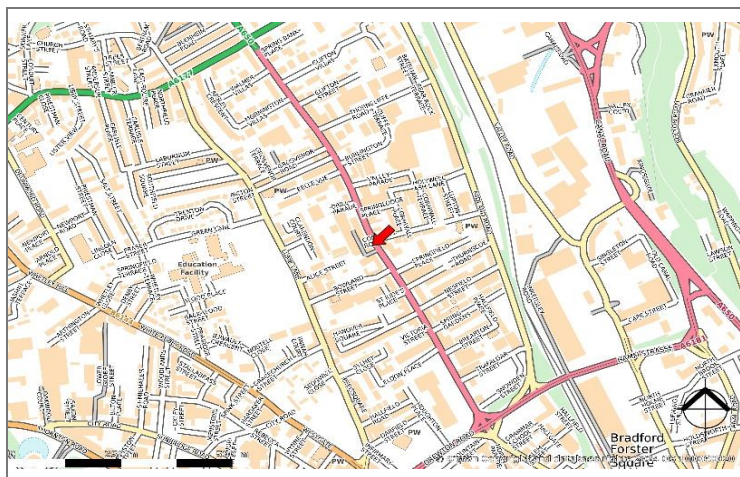


129-133 MANNINGHAM LANE, BRADFORD, BD8 7JA

PRICE ON APPLICATION

- Highly prominent position fronting Manningham Lane.
- Demised yard/parking.
- Rare showroom/trade counter opportunity.
- Suitable for a variety of uses (STP).

AVAILABLE SPACE
442.59m² (4,764sq ft)



LOCATION

The property is prominently located on Manningham Lane and the junction of Hamilton Street.

The city centre is just to the south with the Broadway Shopping Centre, Forster Square Retail Park and Forster Square Train station only a short walk away.

The premises are therefore well located for all amenities and access.

DESCRIPTION

The property comprises of a two storey stone built retail/trade counter unit under a part pitched part flat roof.

Internally the premises comprise a range of interconnecting buildings providing basement stores, ground floor sales and storage areas, mezzanine stores and an office on first floor with WC and staff facilities.

UNIT	M ²	SQ FT
First Floor	41.71	449
Ground Floor	203.83	2,194
Mezzanine Floors	72.28	778
Basement	124.77	1,343
Total approx. GIA	442.59	4,764

Externally, the property benefits from a demised yard/parking at the rear as well as on street parking.

RATEABLE VALUE

Description / Shop and Premises
Rateable value / £18,250

EPC

The property has an Energy Performance Asset rating of E. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available with vacant possession.

129 and part 131 are freehold with part 131 and 133 being long leasehold for a term of 999 year from 31 January 1824 – further details on request.

Price on application.

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
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SUBJECT TO CONTRACT
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