



Trade Opportunity

Rent on application

The premises are arranged over ground and first floors and provide the following approximate net internal floor areas:

Ground Floor – 6,028 sq. ft.

Mezzanine – 3,970 sq. ft.

Total – 9,998 sq. ft.

148 Tong Street,, Dudley Hill, Bradford, BD4 9PP

Prominent roadside location. Fronting the A650. Adjacent to Selco Builders Warehouse.

Trade counter property benefitting from strong visibility to the busy A650 to the south-west of Bradford City Centre. The property was built in 2008 and provides high-specification accommodation extending to 9,998 sq. ft.

Highlights

- Good trade location
- Excellent visibility
- Roller shutter door to the rear of the premises
- Glazed showroom/retail area visible from the A650
- Neighbouring property occupied by Selco Builders' Warehouse

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Location

The subject property is located 1.5 miles south of Bradford City Centre and occupies a prominent position fronting the A65, Tong Street. This is a major link between south-east Bradford, Morley, Wakefield and south of Leeds, directly leading to J. 27 of M62.

Nearby occupiers include Selco, Screwfix, Brandon Hire, Toolstation, Johnstone's Decorating Centre and Yesss Electrical.

Specification

- Roller Shutter Door
- Glazed retail/showroom
- Eaves height c. 6.5m
- Shared access road with yard area
- Modern steel portal frame
- Mixture of brick & profile metal cladding
- 5 car parking spaces

Accommodation

The premises are arranged over ground and first floor and provide the following approximate net internal floor areas:

Floor	Area (sq. ft.)	Area (sq. m.)
Ground Floor	6,028	560.02
Mezzanine	3,970	369.68
Total	9,998	929.7

Terms

The property is available by way of a sub-lease of part of the existing lease. The existing lease is held over both the subject property and the adjoining Selco unit and expires 19th September 2033.

Business Rates

Please ensure you make your own enquiries with the Local Authority.

EPC

To be provided upon request.

Contacts

Caroline Hardy
Graduate Surveyor
07709 519 249
caroline.hardy@colliers.com

William Cummock
Graduate Surveyor
07526 918 503
william.cummock@colliers.com

Simon Hill
Associate Director
07736 480 041
simon.hill@colliers.com

Colliers
1 Broad Gate
The Headrow
Leeds
LS1 8EQ

[Colliers.com](https://www.colliers.com)

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