

BROOKROYD MILLS

678 BRADFORD ROAD, BATLEY, WF17 8ND

MOTORCYCLE DEALERSHIP WITH DINER AND RESIDENTIAL INVESTMENT

- Freehold
- Prominent main road location
- Provides for MOT and servicing
- Contains retail village providing five retail units
- Fully fitted American diner and bar
- Function room and bar
- Two large, modern, income producing duplex flats



Sanderson
Weatherall



Description

The site encompasses a spacious motorcycle showroom and workshop extending to circa 17,857 sq ft, accompanied by two self-contained residential flats.

The main structure is predominantly made up of timber frame construction, with pitched profile metal clad roofs and electric roller shutter doors.

The southern elevation, facing Bradford Road, features an entirely glazed frontage is accessed via a series of steps and uPVC double doors, with the residential section also being accessed directly from Bradford Road. The western elevation benefits from full-height industrial doors. Benefits from CCTV throughout.

American Diner and Bar - Substantial fully fitted American themed Diner and bar area with commercial kitchen, customer WC's, private function room, disabled lift to lower floor motorcycle showroom, MOT bay and retail village.

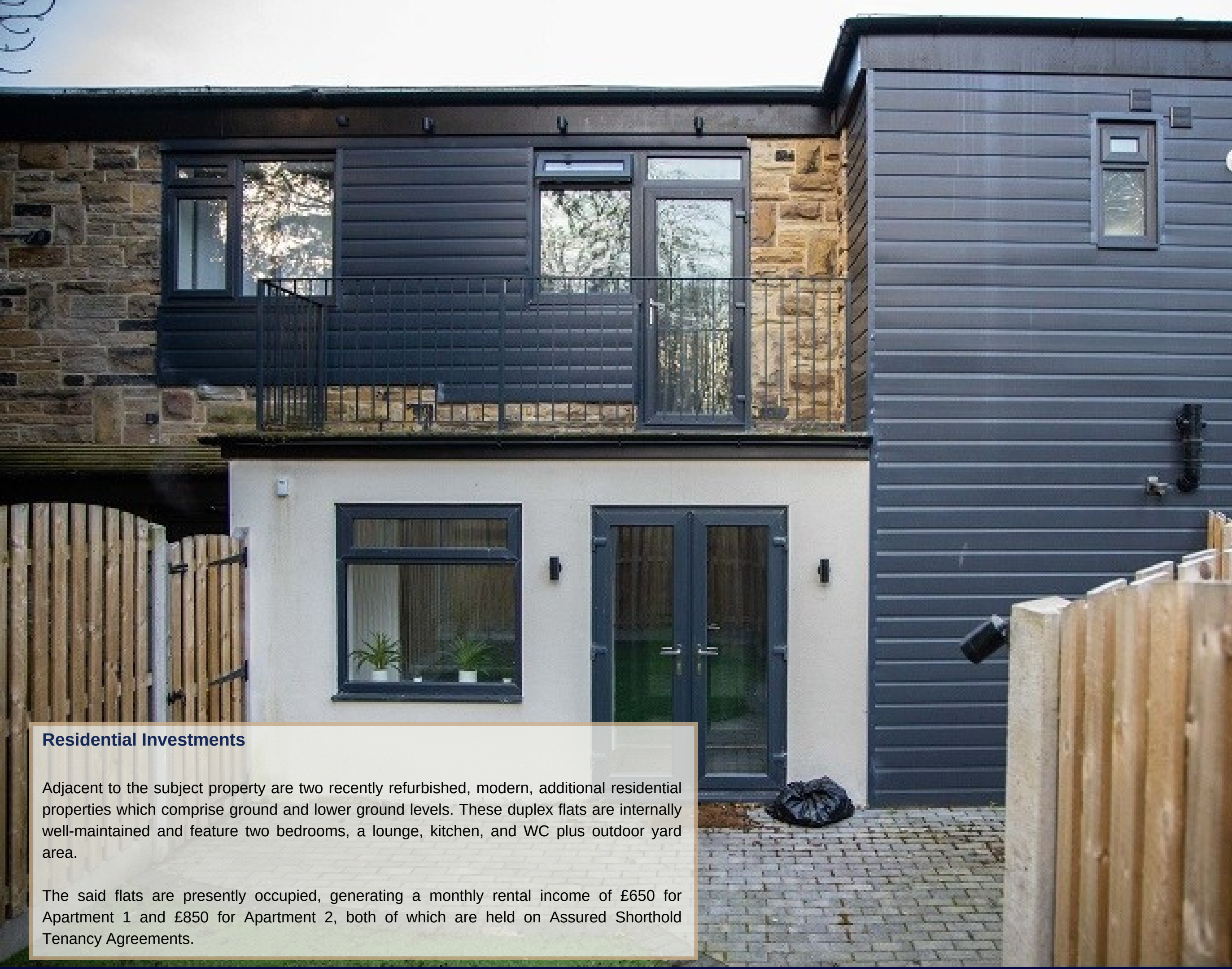
Motorcycle Shop - Extending over approximately 14,725 sq ft, boasts a high-quality sales areas with exposed treated timber beams, painted plaster walls, painted concrete floors, and suspended halogen lighting.

Retail Village - The northern section of the building houses a mock-up street scene, accommodating five small retail units, historically including a barbershop, tattoo studio, and furniture and fashion shops.

MOT Bay and Workshop - with separate roller shutter access.

Residential Element - Situated on the eastern section of the site and is divided over ground and lower ground floor levels, offering two modern self-contained, two-bedroom flats with access to an external private garden and parking.





Residential Investments

Adjacent to the subject property are two recently refurbished, modern, additional residential properties which comprise ground and lower ground levels. These duplex flats are internally well-maintained and feature two bedrooms, a lounge, kitchen, and WC plus outdoor yard area.

The said flats are presently occupied, generating a monthly rental income of £650 for Apartment 1 and £850 for Apartment 2, both of which are held on Assured Shorthold Tenancy Agreements.



Location

The subject property is positioned to the northern side of Bradford Road, Batley. It is conveniently located to access Bradford City Centre, approximately 7 miles north west, and Leeds City Centre, approximately 9 miles north east. The national motorway network is accessed via Junction 27 of the M62 motorway, circa 2.2 miles north east.

The immediate surrounding area is mixed in nature, providing a combination of warehouse and manufacturing accommodation with residential dwellings interspersed within these. Approximately 1.5 miles north east from the subject site is Junction 27 Retail Park which contains occupiers such as; Next, Marks and Spencers, Toys R Us, SCS, Barker and Stonehouse and IKEA. This section of the M62 corridor is very popular due to the Trans-Pennine links and to the wider national motorway network. Immediate surrounding occupiers include Dreamcomfort Ltd, Batley Lighting Centre, Executive Pool Products, TW Mercedes Commercials and Wilco Motorsave.

Batley is a town in the Metropolitan Borough of Kirklees, West Yorkshire. It lies 7 miles (11 km) south east of Bradford, 7 miles (11 km) south west of Leeds and 1 mile (2 km) north of Dewsbury. The nearest motorway connection is Junction 28 of the M62. It has a population of 49,448 (including Birstall). Other nearby towns include: Morley to the north east, Ossett to the south east and Brighouse to the west.

Planning

Interested parties should make their own enquiries with Kirklees Council on 01484 221000.

Licences

We understand the restaurant and bar was licenced when trading.
Any enquiries into the transfer would need to be made to the Local Authority.





EPC

The unit has been assessed with a rating of E-112 for the commercial element and ratings of C-79-80 for the residential element.

Business Rates / Council Tax

Rateable Value: £42,500 (2023 Rating List)

The residential apartments have been assessed as falling within Council Tax Band A

Price

Price reduced to £1,095,000 (subject to VAT if applicable)

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Further Information

**VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT.
FOR FURTHER INFORMATION PLEASE CONTACT:**



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