

## TO LET

### Wauds Gate, Baildon Road, Baildon Shipley, BD17 6AB



### Attractive Showroom Facility 265. sqm (2,852 sq.ft)

#### KEY FEATURES

- Prominent Visible Location
- Secure Parking for 10 motor vehicles
- All main services to include 3-phase electric
- Suitable for alternative uses subject to planning

**Rental**  
**£30,000**  
**Per Annum**

## Description

Occupying an elevated and visible position at Rockcliffe Avenue's junction with the B6151 Baildon Road. the property comprises a single storey showroom facility constructed in an L-shape around an attractive block paved courtyard with soft landscaping to the perimeter.

The property benefits from large, glazed display frontages with drive-in access and has a solid floor throughout with suspended ceilings and integral lighting. The showroom is open plan with small office and w/c facilities to one corner and provides an internal floor area of approximately 265 sq.mtrs (2,852 sq.ft)

## Services

The property benefits from the provision of all mains services to include 3-phase electric, gas, water, and mains drainage. A ceiling mounted gas blow heater provides space heating to the showroom area.

## Rating Assessment

The property is assessed for Uniform business rates as follows:

**Description** – Car Showroom & Premises

**Rateable value** - £20,250

## Terms

The property is available to let on a new effective full repairing and insuring lease for a term of 3 years or longer. Any term more than this will incorporate 3 year, upward only rent reviews. There will be a covenant against the use of the property as a general car showroom facility.

## Rental

£30,000 per annum – paid quarterly in advance

## Legal Costs

Each party will be responsible for their own legal costs.

## Energy Performance Certificate

The energy performance certificate rating for the property is:

B - 44

## Anti-Money Laundering

In accordance with current legislation, appropriate photographic ID and proof of address will be required plus agreement to AML & sanctions as required.

## VAT

The price quoted is exclusive of any VAT liability – If applicable

## Viewing

For further information. and viewing arrangements please contact:

Email- [stuart@woodheads.co.uk](mailto:stuart@woodheads.co.uk) Tel - 01274-530570