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DON'T MISS THIS OPPORTUNITY

590–592 Bradford Road, Batley, WF17 8LP

A substantial commercial property available as a whole or in separate parts.



1. INVESTMENT / USE OPPORTUNITIES

- Showroom
- Car Sales
- Warehouse
- Storage
- Office
- Rental Investment
- Redevelopment Potential
- Workshop



2. PRICING OPTIONS

Whole Property	£699,000
Main Building 590	£650,000
590D	£130,000
590A	£90,000

No VAT – Private Sale



3. CONTACT / VIEWING

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Local Properties
Estate Agents, Birstall

01924 669605

Viewing by appointment only



Secure a prime commercial asset in a highly visible Bradford Road location.

**590-592 Bradford Road
Batley, WF17 8LP**

£699,000

Leasehold

PRICE

Whole Property – Offers in the Region of £699,000

Alternatively:

590 Bradford Road – £650,000

590D – £130,000

590A – £90,000

Sale of individual lots is subject to the necessary legal title separation and any required lender or third-party consents.

A rare opportunity to acquire a substantial
commercial property for the price of a detached house.

**590–592
Bradford Road**

Batley, WF17 8LP

High-Standard Commercial
Property in a Prime
Bradford Road Location

Available as a Whole or in Separate Parts



Main Building 590 | Investment Unit 590D | Investment Unit 590A

Ready to use • Showroom • Warehouse • Offices • Investment Opportunity

Contact: 01924 474 456 | info@localproperties.net



PROPERTY AT A GLANCE

590–592 Bradford Road, Batley, WF17 8LP

A substantial, high-standard commercial property in a prime Bradford Road location,
available as a whole or in separate lots.



Whole Property

£699,000

Approx. 10,000 sq ft /
929 m²

All areas and dimensions are
approximate.



590 Main Building

£650,000

Vacant possession

Ready for immediate
occupation.



590D Investment Unit

£130,000

Self-contained
commercial unit

Let until contract expiry.



590A Investment Unit

£90,000

Self-contained
commercial unit

Let until contract expiry.

★ KEY HIGHLIGHTS

- ✓ Prime Bradford Road (A652) frontage
- ✓ High-standard, ready-to-use condition
- ✓ Main showroom plus two additional
showroom / warehouse areas
- ✓ Offices, workshop and flexible
commercial space
- ✓ Two self-contained units with
separate street entrances
- ✓ Large vehicular access
- ✓ Approx. 125 kVA commercial
electricity supply
- ✓ New roofs to the left and right wings
- ✓ Available as a whole or in separate lots,
subject to legal title separation

“Commercial scale at a price point comparable with a detached house.”

590-592 Bradford Road

590–592 Bradford Road, Batley, WF17 8LP

APPROX. 10,000 SQ FT COMMERCIAL COMPLEX WITH PROMINENT A652 FRONTAGE

Offers in the Region of £699000

A rare opportunity to acquire an extensively improved commercial property providing approximately 10,000 sq ft / 929 m² of flexible accommodation, prominently positioned directly on Bradford Road (A652) in Batley.

The property combines a substantial vacant main showroom / commercial building ready for immediate occupation together with two separately accessed income-producing commercial units.

Ideal for an owner-occupier looking to operate their own business from the main premises while benefiting from existing rental income from the additional units.

Available as a whole for OIRO £750,000 or in separate lots, subject to the necessary legal title separation and required consents.

Property Description

PROPERTY DESCRIPTION

The main building offers a substantial and highly flexible combination of commercial accommodation, including:

- large principal showroom / commercial hall
- two additional showroom / warehouse areas
- workshop / preparation area
- offices and administrative accommodation
- meeting space
- staff canteen
- bathroom and shower facilities
- storage accommodation
- basement storage
- large roller shutter vehicular access
- direct pedestrian access from Bradford Road

The property has been extensively upgraded and improved throughout the current ownership and is presented as a clean, well-maintained and ready-to-use commercial premises.

Importantly, the roofs to both the left and right-hand wings have been renewed, representing a significant investment and reducing one of the major future maintenance considerations commonly associated with older commercial properties.

The principal commercial areas benefit from tiled flooring, LED lighting and a well-presented finish.

The property also benefits from approximately 125 kVA commercial electricity supply, providing substantial electrical capacity for a wide range of commercial occupiers.

OWNER-OCCUPIER OPPORTUNITY

OWNER-OCCUPIER OPPORTUNITY WITH EXISTING RENTAL INCOME

The property offers an unusual combination of:

a substantial vacant main commercial building for immediate occupation

together with

two self-contained commercial units which are currently let and producing income.

This provides flexibility for both owner-occupiers and investors, with the ability to occupy the principal building while retaining income from the additional units.

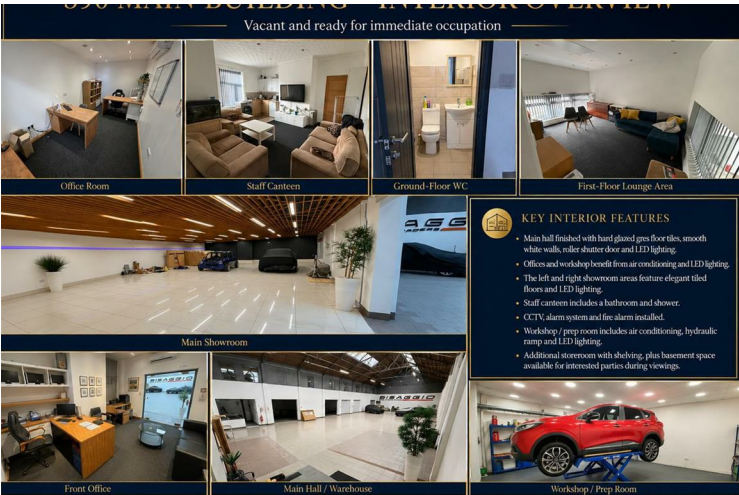
SECURITY & COMMERCIAL SPECIFICATION

The property benefits from:

- CCTV system
- intruder alarm
- fire alarm system
- LED lighting
- air conditioning to selected office / working areas
- hydraulic vehicle lift
- large roller shutter access
- approximately 125 kVA commercial electricity supply
- mains electricity
- mains water
- mains drainage

AVAILABLE AS A WHOLE OR IN SEPARATE LOTS

WHOLE PROPERTY – OIRO £699,000



590 MAIN BUILDING

Vacant and ready for immediate occupation

GUIDE PRICE

£650,000

The main building at 590 Bradford Road is the principal part of the property and is ready for immediate use. It offers a strong combination of showroom, warehouse, office and workshop space in a highly visible main-road location.

★ MAIN BUILDING HIGHLIGHTS

- ✓ Vacant possession
- ✓ Ready for immediate occupation
- ✓ Main showroom with high-standard presentation
- ✓ Two additional showroom / warehouse areas

- ✓ Offices, workshop and flexible commercial space
- ✓ Large vehicular entrance door
- ✓ Approx. 125 kVA commercial electricity supply
- ✓ Part of a wider property available as a whole or in separate lots

IDEAL FOR

Vehicle sales

Premium showroom

Warehouse

Storage

Offices

Workshop

Investment / owner-occupier use

“ A ready-to-use commercial building with strong presentation, flexible space and immediate trading potential. ”

The complete property, including the substantial vacant main commercial building and two separately accessed income-producing units.

The combined asking prices of the individual lots total £870,000, compared with an asking price of £699,000 for the property as a whole.

590 BRADFORD ROAD – £650,000

Substantial main commercial building, vacant and ready for immediate occupation.

A flexible combination of showroom, commercial hall, warehouse, workshop, offices, staff facilities and storage accommodation.

Suitable for a wide range of commercial occupiers, subject to any necessary planning and statutory consents.

590D – £130,000

Self-contained commercial investment unit benefiting from:

- separate street entrance
- two-storey accommodation
- WC facilities
- independent occupation
- existing tenant

Tenancy details are available to genuinely interested purchasers.

590A – £90,000

Self-contained commercial investment unit benefiting from:

- separate street entrance
- two-storey accommodation
- WC facilities
- independent occupation
- existing tenant

Tenancy details are available to genuinely interested purchasers.

TENURE & TITLE – LONG LEASEHOLD / TITLE ABSOLUTE

The property is held under an exceptionally long 999-year lease from 24 June 1874, with approximately 847 years remaining.

The registered leasehold title is Title Absolute.

The annual ground rent is understood to be approximately £30 per annum, subject to final confirmation from the original lease documentation.

The 2015 Transfer contains two principal restrictive covenants relating to:

- nuisance or disturbance to adjoining retained land; and
- alterations or additions which materially interfere with light or air to adjoining retained property.

No restriction has been identified within the 2015 Transfer preventing the property from being subdivided or sold in separate parts.

With approximately 847 years remaining, nominal annual ground rent and Title Absolute, this exceptionally long leasehold interest is often regarded in commercial property terms as a “virtual freehold”, although legally the tenure remains leasehold.

Full title documentation will be available to genuinely interested purchasers and their legal advisers.

FLOOD RISK

Historic professional property due diligence records the property as having a very low risk of flooding from rivers, sea and surface water.

Purchasers should make their own current enquiries as part of the normal due diligence process.

SERVICES

The property benefits from:

- mains electricity
- mains water
- mains drainage
- approximately 125 kVA commercial electricity capacity

Where individual units are sold separately, appropriate rights and arrangements relating to services will be dealt with within the legal documentation.

LOCATION

The property occupies a prominent and highly visible position directly on Bradford Road (A652) in Batley.

Bradford Road is an established main route through the area and provides convenient access towards:

- Leeds



- Bradford
- Dewsbury
- Wakefield
- the wider West Yorkshire road network
- M62 motorway connections

The combination of main-road frontage, substantial floor area, flexible accommodation, existing rental income and a vacant principal building makes the property suitable for a broad range of owner-occupiers and commercial investors.

POTENTIAL COMMERCIAL USES

The accommodation may suit a variety of commercial occupiers including:

- showroom
- warehouse and storage
- trade counter
- workshop / preparation facility
- offices with storage
- specialist retail / trade use
- commercial headquarters
- automotive-related commercial use

Any proposed use or change of use is subject to the necessary planning and statutory consents.

SELF-CONTAINED COMMERCIAL UNIT – PRIME BRADFORD ROAD LOCATION



PROPERTY OVERVIEW

Self-contained commercial unit arranged over ground and first floors with a private entrance directly from Bradford Road.

The ground floor comprises a main space of approximately 25 m² along with a private toilet.

The first floor provides an additional main space of approximately 25 m².

The unit is currently let. Details of the tenancy, including the rent and remaining term, will be provided to the purchaser.



PRIVATE ENTRANCE
Direct access from Bradford Road.



KEY INFORMATION



PRIME LOCATION
Located on busy Bradford Road with excellent visibility and access.



INVESTMENT OPPORTUNITY
The unit is currently let. Details of the tenancy, including the rent and remaining term, will be provided to the purchaser.



PRIVATE TOILET
Exclusive WC facilities within the unit on the ground floor.



TOTAL AREA (APPROX.)
Approximately 50 m² in total (25 m² per floor).



SELF-CONTAINED UNIT
Separate entrance and independent access.

APPROXIMATE DIMENSIONS



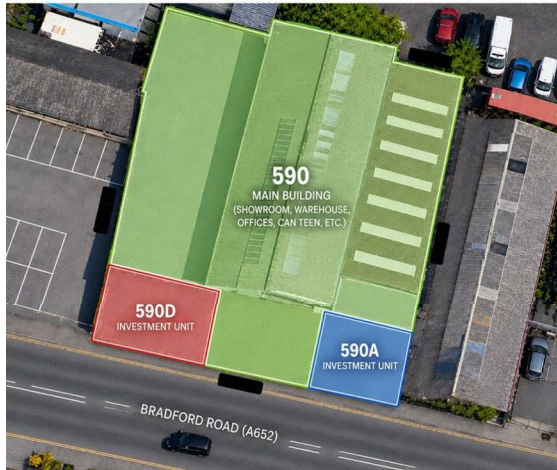
Ground Floor
Approx. 25 m²
(Main space + private toilet)



First Floor
Approx. 25 m²
(Main space)

*Dimensions are approximate.

SITE LAYOUT & PROPERTY DIVISION



MAIN BUILDING
Showroom, Warehouse,
Offices, Canteen,
Conference Room,
Roller Shutter Access,
125 kVA Supply, etc.

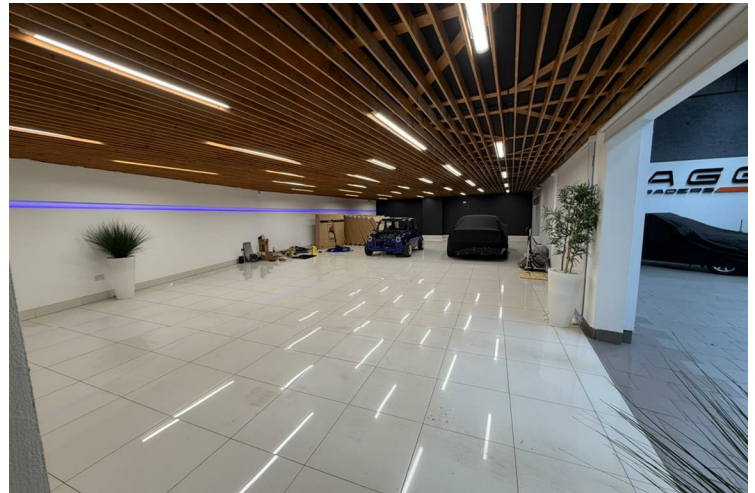
Approx. Area:
~ 860 m²

**590D
INVESTMENT UNIT**
Front Retail / Office Unit
Separate Entrance

Approx. Area:
~ 90 m²

**590A
INVESTMENT UNIT**
Front Retail / Office Unit
Separate Entrance

Approx. Area:
~ 50 m²



Additional Information

Local Authority -
Council Tax - Band Exempt
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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