

Walker Singleton

Commercial Property Consultants



FOR SALE

UNIT D
PEACE STREET
BRADFORD
BD4 8UE

- SALE AND LEASE-BACK INVESTMENT OPPORTUNITY - MODERN INDUSTRIAL WAREHOUSE UNIT EXTENDING TO 378 SQ MTRS (4,069 SQ FT)

walkersingleton.co.uk

01422 430000

location

The property is located to the end of Peace Street just off Bowling Back Lane in the Bowling area of Bradford approximately 1½ miles east of the city centre.

The property is situated within a heavily built-up and established industrial area and benefits from good communication/transportation links being located close to the city's ring road and the motorway network via the M606.

description

The property comprises a modern single storey industrial warehouse unit together with a secure yard.

The accommodation includes a warehouse with separate workshop, office and toilets at ground floor with a further office at first floor.

The unit has a solid concrete floor, Halogen lighting, internal eaves height of 5.40 mtrs (17' 9") and drive-in loading access being available via four roller shutter doors situated to the front elevation.

The yard fronting the unit has a concrete surface and is secured by a palisade fence to the perimeter.

accommodation

The property offers the following approximate gross internal floor areas:-

Ground Floor	359 sq mtrs	(3,864 sq ft)
First Floor	19 sq mtrs	(205 sq ft)
Totals	378 sq mtrs	(4,069 sq ft)

services

The property is connected to mains electricity, water and drainage.

outgoings

Under the 2005 Rating List the property has an entry with a rateable value of £17,750.

tenure

The property is available freehold.

terms

The property is offered for sale as an investment subject to a lease-back to Just in Time (Bradford) Limited by way of a full repairing and insuring lease at an initial rental of £19,000 per annum for a term of years to be agreed.

price

Offers are invited in the region of £245,000.

further information

For further information and viewing arrangements please contact the sole selling agent:-

Paul Diakiw

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