

Lot 19, 140-142 Hall Lane, Bradford,
West Yorkshire BD4 7DG

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Trade Counter/Warehouse Investment

- Entirely let to Alliance Automotive UK CV Limited - a national provider of vehicle parts
- New 10 year lease from July 2022 (no breaks)
- RPI linked Rent Review in July 2027
- 7,503 sq ft on large, secured self-contained site, extending to 0.52 acres
- Established industrial area close to A650, M62 and M606
- Nearby occupiers include Biffa Bradford, Fix Auto Bradford South and Mayfair Worktops

Lot

19

Auction

18th May 2023

Rent

£40,000 per Annum Exclusive

Status

Available

Sector

Trade Counter

Auction Venue

Live Streamed Auction

Location

Miles

8 miles west of Leeds, 30 miles north-east of Manchester

Roads

A650, A6177, M62, M606

Train

Bradford Interchange, Bradford Forster Square Railway Stations

Air

Leeds Bradford Airport

Situation

The property is situated on Hall Lane in a well established industrial area immediately to the south of the City Centre, and boasts excellent communication links being close to A650, M62 and M606. Nearby occupiers include Biffa Bradford, Fix Auto Bradford South and Mayfair Worktops.

Tenure

Freehold.

EPC

See Legal Pack

Description

The property comprises a detached single storey trade counter/warehouse and benefits from a large rear yard including car parking for about 40 cars to the rear.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m (1)	Gross Internal Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Trade Counter/Ancillary	697.05	(7,503)	ALLIANCE AUTOMOTIVE UK CV LIMITED (t/a CV Components) (2)	10 years from 13/07/2022 on a full repairing and insuring lease (3)	£40,000 (4)	13/07/2027 (5)
Total		697.05	(7,503)			£40,000 (4)	

(1) Areas provided by VOA (<https://www.tax.service.gov.uk/business-rates>)

(2) The Alliance Automotive UK Limited were founded in 1998 and now trade from over 200 locations across the UK, servicing customers with parts and accessories for Light and Commercial Vehicles (www.allianceautomotive.co.uk). For the year ending 31/12/2021, Alliance Automotive UK CV Limited reported an annual turnover of £55,538,631, a pre-tax profit of £2,660,787 and a net worth of £5,093,519 (D&B Finance Analytics Report)

(3) The lease is full repairing and insuring, subject to a Schedule of Condition.

(4) The tenant is paying half rent (£20,000 pax) until 12/03/2024, after which the rent rises to £40,000 p.a.x. The Seller will pay the Buyer the total rent that would have been due from Completion of the sale until 12/03/2024.

(5) Rent reviewed to the higher of open market or RPI.

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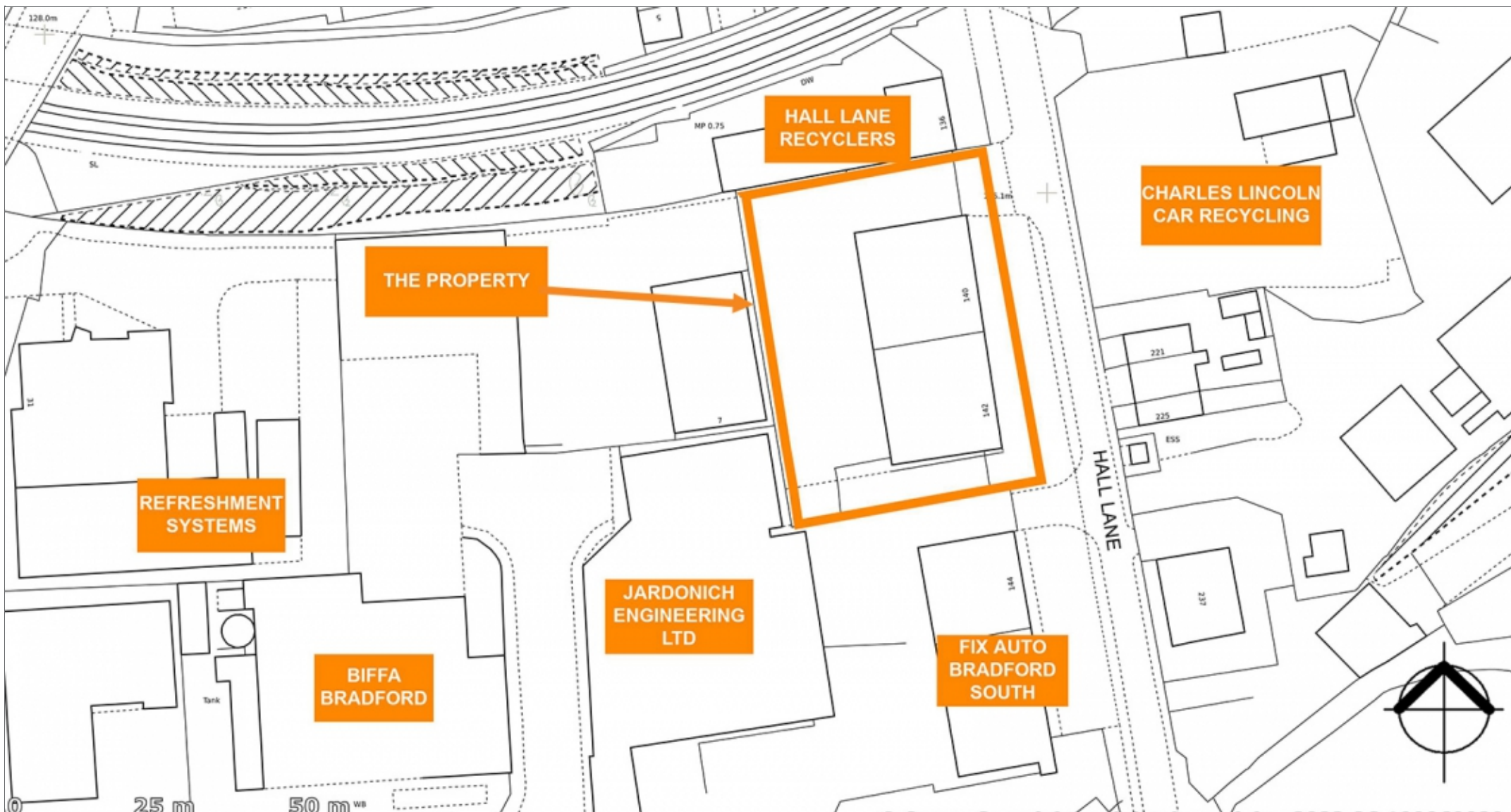
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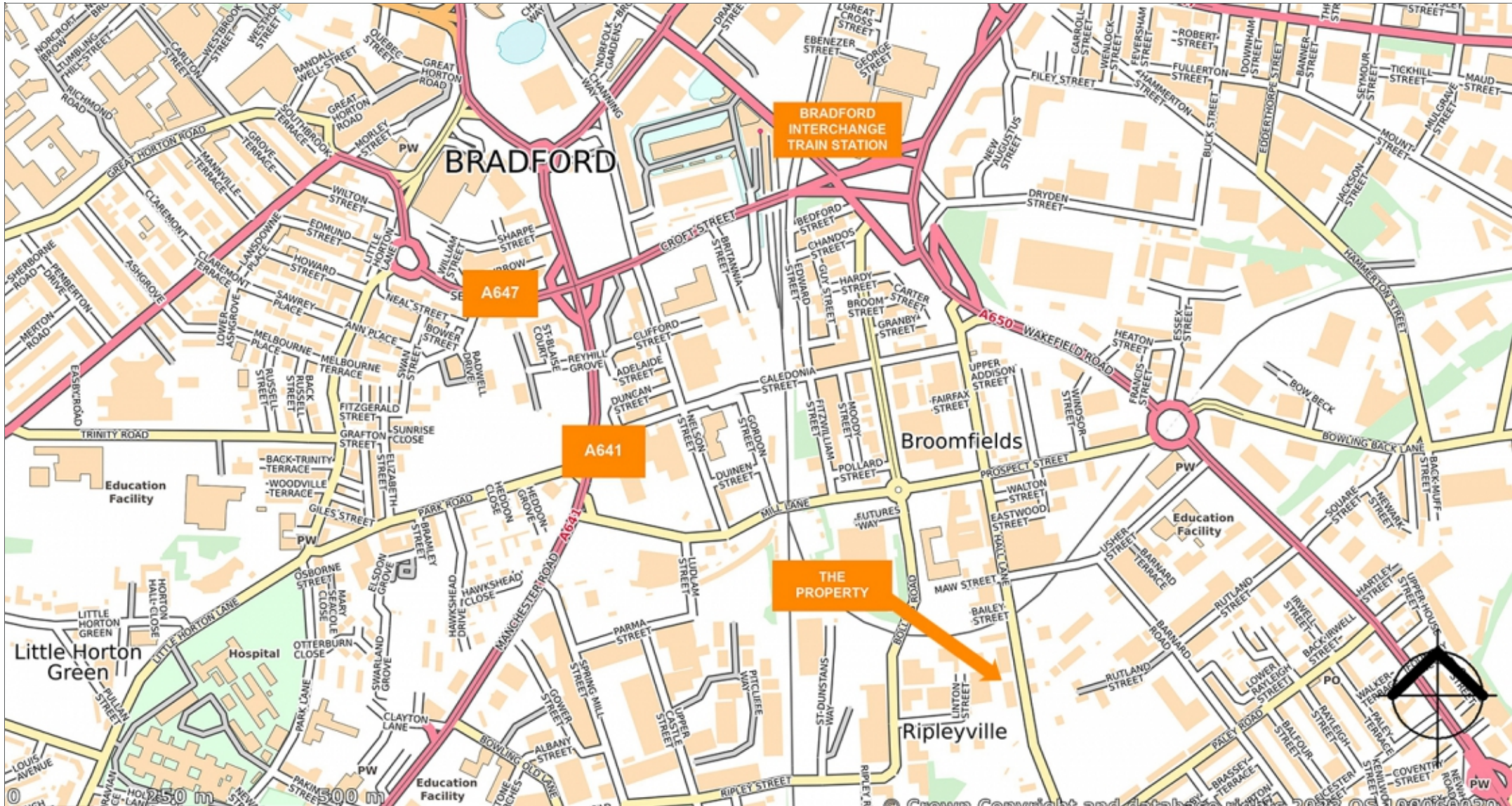
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September 2020