For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Freehold Industrial Estate Investment



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Accuitus Red Estate Auctioneering & Investment

Property Information

Freehold Industrial Estate Investment		Location		Description		
 Fully Let Industrial Estate with 10 Light Industrial Units Approximately 1,172.77 sq m (12,623 sq ft) Site Area of Approximately 0.25 Hectares (0.62 Acres) Approximate Site Coverage of 47% Redevelopment potential (Subject to Consents) 		Miles Roads Train Air	8 miles west of Leeds, 30 miles north-east of Manchester A6177, A658, A6277, M606 Bradford Interchange and Bradford Forster Square Railway Stations Leeds Bradford Airport	The property comprises 2 terraces of 10 ground floor light industrial units, each benefitting from an eaves height of approximately 3.0 metres (10 ft), vehicle access loading doors, a secure yard and forecourt parking. The property benefits from a site area of approximately 0.25 hectares (0.62 acres) with a Site Coverage of 47%.		
Bradford City Centre	Club, Bradford Ring Road (A6277) and	Situation		The property may also benefit from medium term redevelopment potential or the property may be suitable for an additional floor, subject to obtaining the necessary consents.		
Lot 9	Auction 12th December 2024	The property is situated on the north side of Thorncliffe Road close to its junctions with Manningham Lane (A650) in a predominantly industrial area within a		VAT		
Rent £146,000 per Annum Exclusive	Status Available	Football Cl	north of the City centre and some 150 metres from Bradford City ub. rd ring road (A6177) which leads to M606 Motorway is 350m to	VAT is not applicable to this lot.		
Sector Industrial	Auction Venue Live Streamed Auction		the property, offering excellent transportation links.	Completion Period		
		Tenure Freehold.		Six Week Completion		

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
1	Ground	Industrial	118.30	(1,273)	An Individual	10 years from 25/03/19	£16,000	(24/03/2029)
2	Ground	Industrial	109.65	(1,180)	An Individual	6 years from 1st November 2023	£14,000	(31/10/2029)
3	Ground	Industrial	109.90	(1,183)	DAYA FOODS LTD (CRN: 13264327)	5 years from 11/11/2021	£12,000	(10/11/2026)
4	Ground	Industrial	109.52	(1,179)	Prime Animal Feeds Ltd (CRN:12864106)	3 years from 01/02/2023	£12,000	(31/01/2026)
5	Ground	Industrial	106.10	(1,142)	Three Waste Solutions Ltd (CRN: 11622230) With personal guarantee	5 years from 03/06/2019 currently Holding Over	£14,000	(02/06/2024) currently Holding Over
6	Ground	Industrial	123.00	(1,324)	An individual	3 years from 06/11/2024	£16,000	(24/06/2027)
7	Ground	Industrial	122.80	(1,322)	An Individual	3 years from 25/03/2024	£16,000	(23/06/2027)
8	Ground	Industrial	121.80	(1,311)	An Individual	3 years from 25/03/2024	£16,000	(23/06/2027)
9	Ground	Industrial	123.00	(1,324)	An Individual	10 years from 25/03/2019 to 24/03/2019	£16,000	(03/01/2029)
10	Ground	Industrial	128.70	(1,385)	An Individual	5 years from 17/04/2023	£14,000	(16/04/2028)
Total Approximate Floor Area			1,172.77	(12,623)			£146,000	

(1) The floor areas stated above are those published by the Valuation Office Agency, See https://www.tax.service.gov.uk/business-rates-find/back-to-list-valuations

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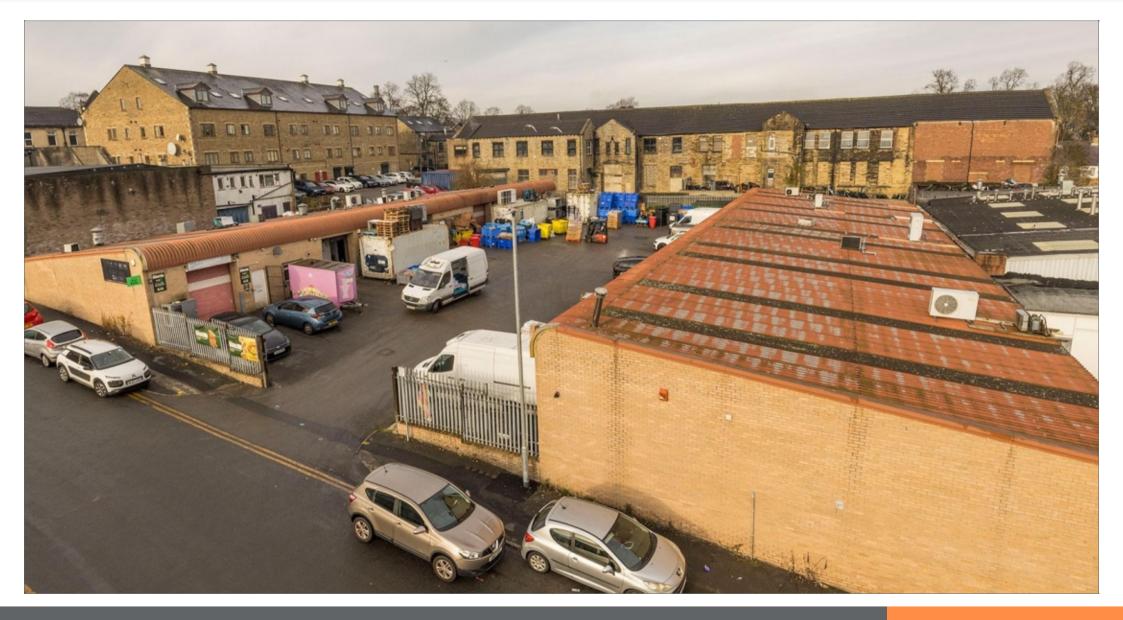




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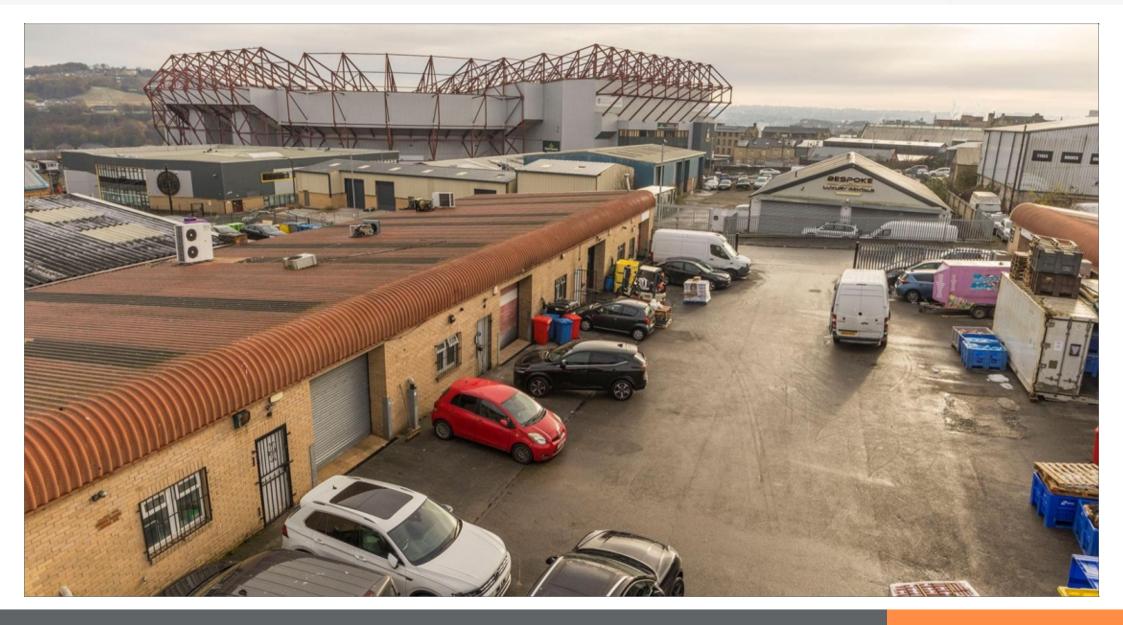
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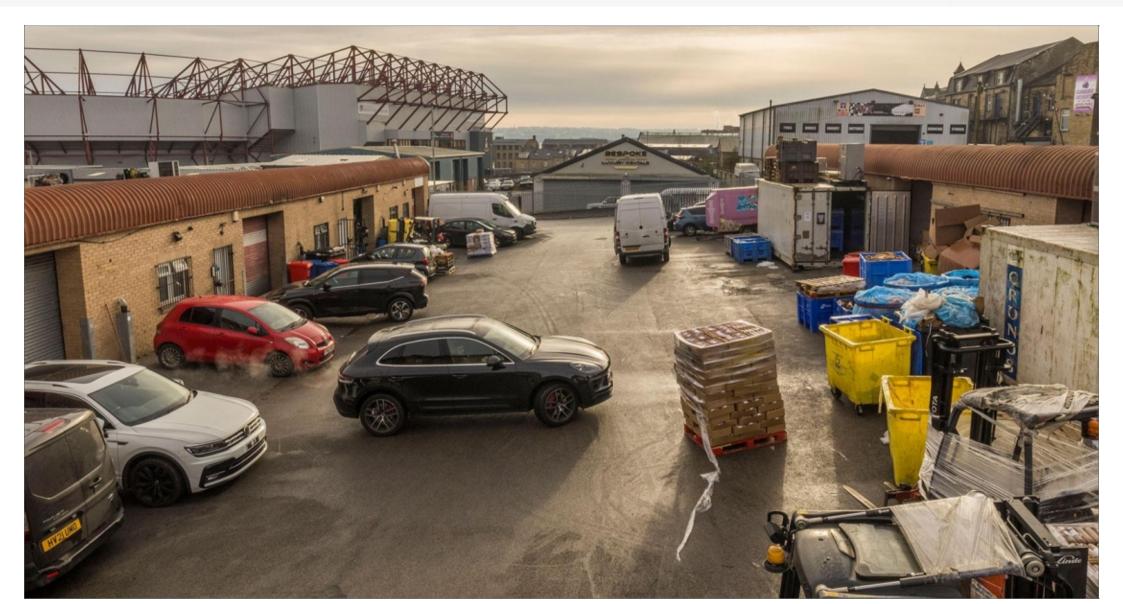
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