

Lot 9, Thorncliffe Square Industrial Estate, Thorncliffe Road, Bradford, West Yorkshire BD8 7DD

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Industrial Estate Investment

- 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)
- Close to Bradford City Football Club, Bradford Ring Road (A6277) and Bradford City Centre

Lot

9

Auction

12th December 2024

Rent

£146,000 per Annum Exclusive

Status

Available

Sector

Industrial

Auction Venue

Live Streamed Auction

Location

Miles

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

Roads

A6177, A658, A6277, M606

Train

Bradford Interchange and Bradford Forster Square Railway Stations

Air

Leeds Bradford Airport

Situation

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 mile to the north of the City centre and some 150 metres from Bradford City Football Club.

The Bradford ring road (A6177) which leads to M606 Motorway is 350m to the north of the property, offering excellent transportation links.

Tenure

Freehold.

Description

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%.

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.

VAT

VAT is not applicable to this lot.

Completion Period

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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2024