

Bespoke Motor Dealership Premises

TO LET/MAY SELL
Due to Relocation

240 Canal Road
Bradford BD1 4SX



Rapleys 



On behalf of A Kahn Design

0370 777 6292
www.rapleys.co.uk

- High specification bespoke dealership
- Excellent profile fronting Canal Road (A6037)
- Principal arterial route with easy access to M62 and M606
- 2,004.2 sq m (21,573 sq ft) on site of 0.26 Hectare (0.64 Acre)
- Nearby occupiers include Audi, Volvo, Ford, Jaguar, VW and Honda



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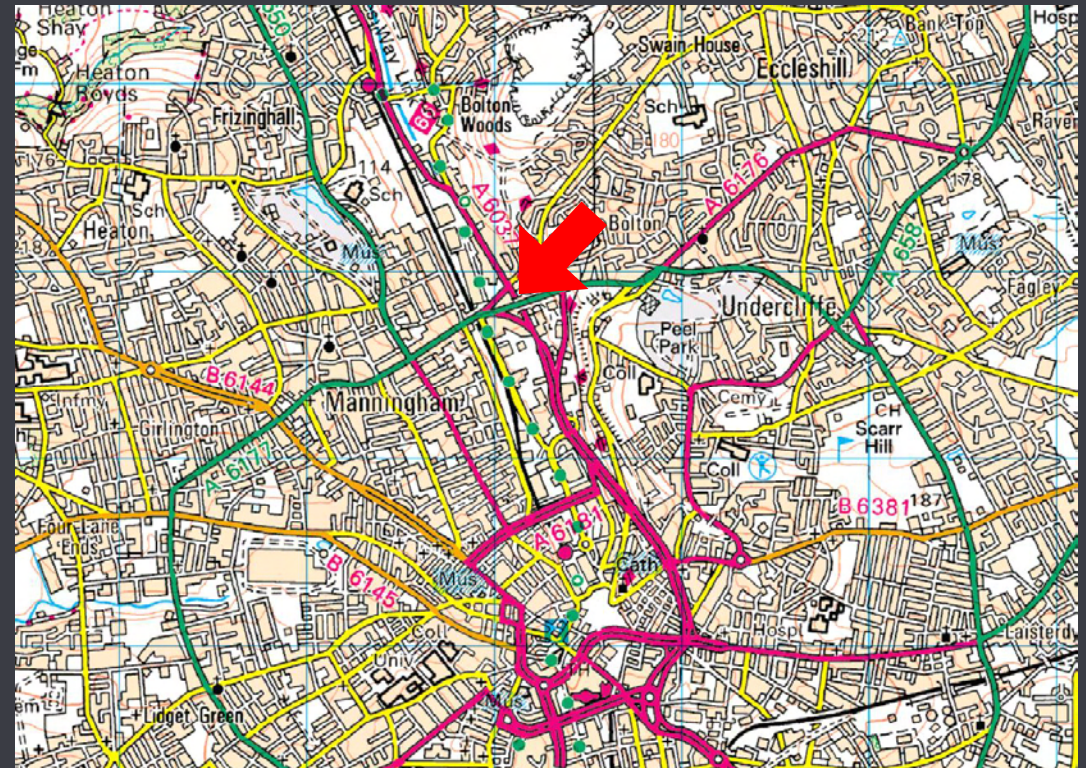
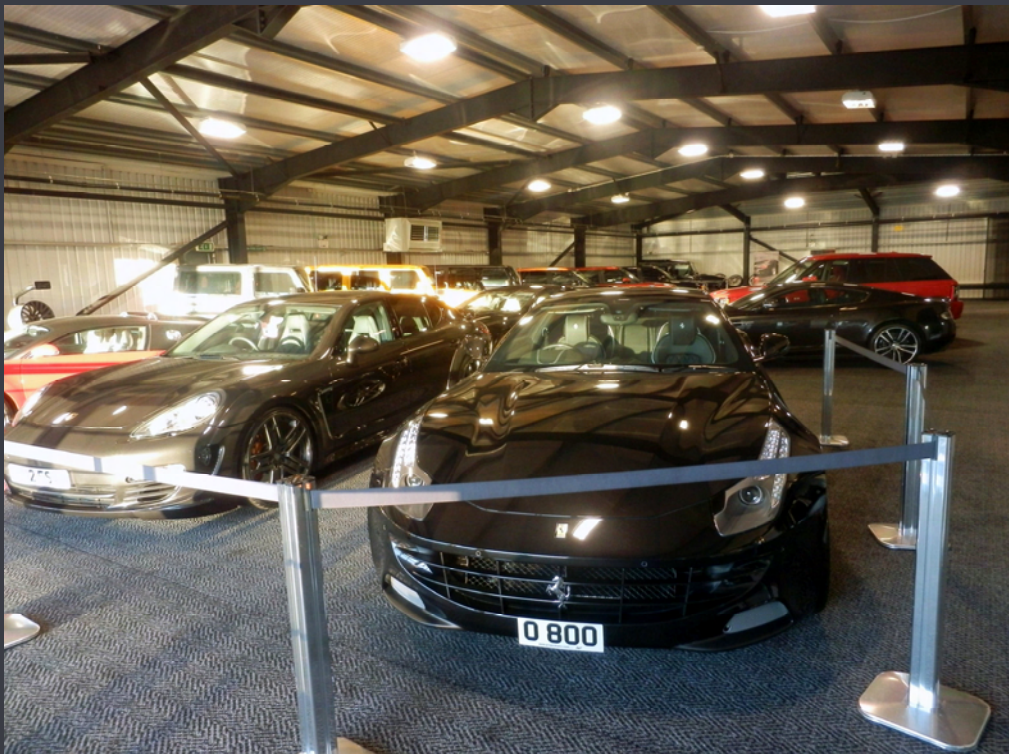
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Location

This bespoke motor dealership enjoys a high profile prominent position fronting Canal Road (A6037) in the established motor dealership location in the city. Canal Road is the principal route from Keighley to Bradford city centre, which lies approximately ½ a mile south with direct connections to Junction 3 of the M606 leading to the M62 motorway.

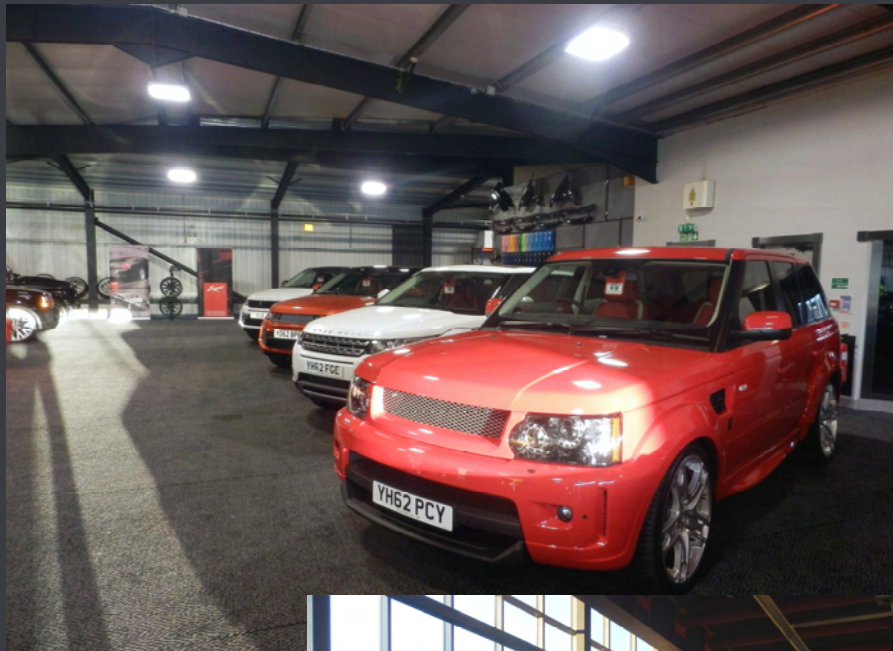
Nearby occupiers include Audi, Volvo, Ford, Jaguar, Honda and Volkswagen.

Externally the forecourt accommodates circa 46 vehicles.



Description

The property comprises a bespoke motor dealership facility which forms part of a larger dealership destination. The premises enjoys a substantial full height glazed elevation behind which lies a feature ground and first floor showroom, with a range of workshops, fitting bays and parts stores to the rear. Principal office accommodation lies at first floor and adjacent to the showroom and is fitted to a high specification.



Accommodation

	Sq m	Sq ft
Ground Floor		
Showroom	157.9	1,700
Reception & Offices	32.4	349
Workshop	538.9	5,801
Parts Store	47.6	512
Parts Mezzanine	48.4	521
Ancillary	12.8	138
Ground Floor Mezzanine	87.6	943
First Floor		
Showroom	510.7	5,497
Offices	253.7	2,731
Parts Store	52.9	570
Ancillary	126.9	1,366
Mezzanine	134.4	1,447
Total Accommodation	2,004.2	21,573
Overall Site Area	0.26 Hectare	0.64 Acre
Car Parking	46 spaces approx	

Note: The above areas have been calculated on an approximate gross internal basis and must be verified by the incoming tenant/purchaser.

Planning

The property currently has consent for motor vehicle dealership use and interested parties are advised to satisfy themselves with regards to alternative uses with Bradford City Council Planning Department on 01274 434605.

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Terms

Offers are invited in the region of £125,000 per annum on a new FRI lease. Alternatively, our clients will consider offers for their freehold interest. Further information upon request.

Rateable Value

The property is assessed in the 2010 Valuation List as "Car Showroom & Premises". Rateable Value £93,500.



VAT

All figures quoted are exclusive of Value Added Tax, which will be charged at the prevailing rate.

Viewings & Further Information

Viewing strictly by appointment through the sole agent.

Contact:

Sarah Lucas
07917 674909
jsl@rapleys.co.uk

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07810 885498
pm@rapleys.co.uk

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240 Canal Road
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Energy Performance Certificate 
Non-Domestic Building

Kaha Group Ltd
240 Canal Road
BRADFORD
BD1 4SX

Certificate Reference Number:
0430-0432-3209-5000-7092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+
0-10

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150
Less energy efficient

39 This is how energy efficient the building is.

Technical Information

Main heating fuel: Other
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 2000
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 4.87

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built
66 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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