

FOR SALE

Asking Price:

£1.35M

The premises is subdivided into two demises:

Former Arco unit

14,356 sq ft
1,333.72 sq m

Speedy Hire unit

5,509 sq ft
511.84 sq m

Total

19,865 sq ft
1,845.56 sq m

1 Bow Beck, Bowling Back Lane, Bradford BD4 8SL

Prominent trade counter property with yard and separate car park. Partly let to Speedy Services Ltd.

The property comprises a partly let, subdivided industrial building. The northern side of the property, formerly occupied by Arco, comprises a two-storey trade counter unit with retail space on the ground floor and office and warehouse storage on the first floor. The southern side comprises a ground-floor only warehouse which is let to Speedy Services Ltd (t/a/ Speedy Hire).

Highlights

- Good visibility from Bowling Back Lane
- Well-sized yard and separate car parking area
- Partly let to Speedy Services Ltd
- Available immediately

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Location

The property is located on Bow Beck, just off Bowling Back Lane in the East Bowling industrial area of Bradford. It is situated 1.4 miles from Bradford City Centre and 9.6 miles from Leeds City Centre. The closest motorway junction is Junction 3 of the M606, located 2.3 miles away.

Specification

- Glazed retail frontage
- Full height roller shutter door to Speedy unit
- Tarmac parking area providing 12 parking spaces
- Large concrete yard to Speedy unit
- Vacant unit ground floor - Floor to ceiling height of 3.40m
- Vacant unit first floor - Height rising to 4.75m floor to apex height
- Total minimum eaves of approximately 7m in Speedy unit

Accommodation

The unit provides the following approximate floor areas:

	Area (sq. ft.)	Area (sq. m.)
Former Arco unit		
Ground floor	7,158	665.02
First floor office	2,416	224.48
First floor storage	4,781	444.21
Total	14,356	1,333.72
Speedy Hire unit		
Ground floor	5,509	511.84
Total*	5,509	511.84
Total	19,865	1,845.56

*The Speedy Hire unit also has an additional mezzanine used for storage measuring 835 sq ft (77.56 sq m).

Tenancy details

Speedy Asset Services Ltd (t/a Speedy Hire) occupy the unit on the west of the property under an FRI lease expiring in January 2032 at a passing rent of £33,550 per annum. A tenant break option is included on 10/01/2027.

Speedy Hire are a national trade occupier with over 200 depots nationwide. CreditSafe allocate the business a rating of A - Very Low Risk.

Business rates

We understand the property is split into hereditaments covering each demise.

Unit 1 – RV £64,500 (Rates payable 2023/24 - £33,024)

Unit 1a (Speedy) – RV £30,750 (Rates payable 2023/24 - £15,744)

Please ensure you make your own enquiries with the Local Authority.

EPC

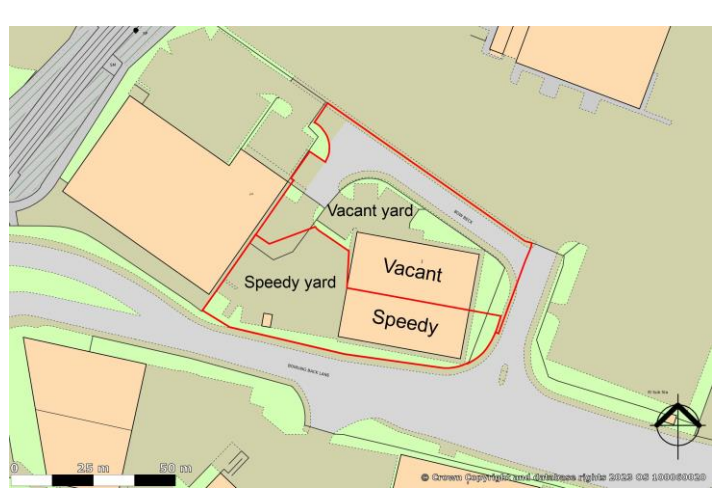
Unit 1 has an EPC rating of C (67). Unit 1A (Speedy) has an EPC rating of D (76).

Legal fees

Each party is to be responsible for their own legal costs incurred

VAT

We understand that the property is not elected for VAT.



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