



Former Evans Halshaw Ford, 268 Bradford Road, Batley, Yorkshire, WF17 6HT

Former Car Showroom

- **37,869 SQFT showroom/workshops/ office on 3.35 acre site**
- **Prominent frontage on to Bradford Road of 600ft**
- **Held part freehold and part long leasehold, with a current passing rent of £120,000 pax and 46 years unexpired**
- **Immediately available**

For enquiries and viewings please contact:



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Location

The premises are located within the town of Batley, known for its industrial heritage and forms part of the Heavy Woollen District. The area is also home to several furniture retailers including Reb Brick Mill, a department store for interior and furniture operators, with occupiers including Heals, Loaf and Bo Concept. Batley lies 9 miles south-west of Leeds and 25 miles north of Sheffield. Batley benefits from excellent transport connections, sitting close to the intersection of the M1 and M62 Motorway, providing access to Manchester, Leeds and Sheffield.

The site itself is located Bradford Road, the main arterial route through the town. It occupies a prominent roadside frontage of approximately 600ft (183 meters). The surrounding area consists of a number of national out of town retail, super market and motor trade occupiers, including Aldi, Tesco, Lidl, JD Gyms, Starbucks, Suzuki, Honda and Kawasaki.

Description

The premises comprise a former car showroom, with partitioned offices on the ground floor. The showroom features a tiled floor, a long glass frontage, spot lighting and hot air blowers. There is a separate two-storey office building connected to the showroom, which provides further partitioned offices, kitchenette and boardrooms.

The site benefits from two workshops, the first of which is integrated at the rear of the showroom. This has been partitioned to provide parts store and two separate workshops, with combined space for 16 ramps, mot bay, exhaust extraction system, ambirad gas heaters, strip lighting and roller shutter access on both sides.

The second workshop building was previously utilised for used car sales, with a partitioned sales office to the front. This building benefits from multiple roller shutter doors providing access from various points, concrete screed floor and strip lighting.

Externally, the site benefits from wash and valet bays as well as parking for c. 230 vehicles.

Accommodation

	Sq M	Sq Ft
Ground Floor Showroom	735.6	7,918
Showroom Workshop	1,425.5	15,344
Additional Workshop	916.1	9,861
Ground Floor Office	150.5	1,620
First Floor Office	150.5	1,620
External Valet Bays	140	1,507
Total	3,518.2	37,870

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Total site area 3.35 acres (1.36 hectares). Total freehold land edged red 1.05 acres and total long leasehold area edged blue 2.3 acres

Planning

We understand the property benefits from Sui Generis (Car Showroom) use the Town & Country Planning (Use Classes) Order 1987 as amended.

Alternative uses may be considered subject to Landlord consent and planning permission.

Tenure

The site is held on a part freehold and part long leasehold basis. The parcels of land owned freehold are highlighted red on the plan, with the long leasehold element highlighted blue.

The area held on a long lease is available by way of assignment. The lease is for a term of 99 years from June 1972 with a current passing rent of £120,000 pax. The lease allows for motor trade use.

The freehold areas are available for sale with vacant possession.

Business Rates

The main building and principle site is assessed as follows:

Property Description: Car Showroom and Premises

Rateable Value: £189,000

Rates Payable: £103,194 (based on the uniform business rates of 54.6p, effective until March 2026).

Price

Offers are invited at £450,000 to include the purchase of the freehold land and take an assignment of the long leasehold interest.

The site is offered as a whole and our client will not consider offers for part of the site.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

Showroom building – 91 (D)

Used car sales building – 110 (E)

Office block - 110 (E)

Viewings

Viewings are by appointment with Innes England

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