



## Trade Opportunity

Quoting Rent

£57,266  
per annum

The premises are arranged over ground and first floor and provides the following approximate net internal floor area:

Ground Floor – 6,028 sq. ft.

Mezzanine – 3,970 sq. ft.

148 Tong Street,,  
Dudley Hill, Bradford,  
BD4 9PP

**Prominent roadside location. Fronting the A650. Adjacent to Selco Builders Warehouse.**

The trade counter subject property benefits from strong visibility to the busy A650, to the south west of Bradford city centre. The property was built in 2008 and comprises of a high specification, extending to 6,028 sq. ft.

### Highlights

- Good trade location
- Strong visibility
- Roller shutter door fitted to the rear of the premises
- Glazed showroom/retail area visible to the A650
- Neighboring property occupied by Selco Builders Warehouse

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### Location

The subject property is located 1.5 miles south of Bradford City Centre and occupies a prominent position fronting the A65, Tong Street. This is a major link between south-east Bradford, Morley, Wakefield and south of Leeds, directly leading to J. 27 of M62.

Nearby occupiers include Selco, Screwfix, Brandon Hire, Toolstation, Johnstone’s Decorating Centre and Yesss Electrical.

### Specification

- Roller Shutter Door
- Glazed retail/showroom
- Eaves height c. 6.5m
- Shared access road with yard area
- Modern steel portal frame
- Mixture of brick & profile metal cladding
- 5 car parking spaces

### Accommodation

The premises are arranged over ground and first floor and provides the following approximate net internal floor area:

| Floor        | Area (sq. ft.) | Area (sq. m.) |
|--------------|----------------|---------------|
| Ground Floor | 6,028          | 560.02        |
| Mezzanine    | 3,970          | 369.68        |
| <b>Total</b> | <b>9,998</b>   | <b>929.7</b>  |

### Terms

The subject property is available by way of a sub-letting of part of the existing lease. The existing lease is held over both the subject property and the adjoining Selco and expires 19<sup>h</sup> September 2033.

### Business Rates

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

### EPC

To be provided upon request.

### Contacts

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