



**CHARTERED SURVEYORS &
PROPERTY CONSULTANTS**

**4F HILLAM COURT
BRADFORD, BD2 1QN**

**TERRACED SINGLE STOREY
WORKSHOP
500 SQ FT (46 SQ M)**

TO LET

GET IN TOUCH

Nick Arundel

Tel: 0113 235 1362

E: nick@awsLtd.co.uk



LOCATION

Hillam Court is located to the north of Bradford City Centre, just off Canal Road, in an area excellently situated to serve the Bradford and West Yorkshire conurbations.

DESCRIPTION

The property is a terraced single story workshop measuring 500 sq ft / 46 sq m gross internal area, and would be best suited for industrial use or storage. The property comprises an open workshop area with WC facilities and a loading door opening out onto an ample shared service yard.

Please note no motor trade.

PLANNING

The property has planning consent for B1, B2 and B8 use.

TERMS

The property is available to let on a 3 year lease on a full repairing and insuring basis.

£6,000 pa.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

RATEABLE VALUE

Enquiries should make their own enquiries with the District Valuer.

VIEWING

Strictly by appointment with the Sole Agents, AWS Ltd, Nick Arundel, 01132351362



MISREPRESENTATION ACT:

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ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

SUBJECT TO CONTRACT

