

# Commercial Investment Property Portfolio in West Yorkshire

FOR SALE as a portfolio or individually



19 Properties comprising predominately secondary investment opportunities, producing an annual income of circa £440,000

# Property summary

## Commercial Investment Property Portfolio in West Yorkshire

	Full Address of Property	Brief Description	Guide Price
1	Whingate Business Park, Leeds LS12 3BP	Mixed office & industrial property with development potential	Offers over £2,000,000
2	Ventnor Works, Ventnor Street, Bradford BD3 9JP	Corner works premises with offices & yard	£160,000 - £180,000
3	12 Henry Street, Glossop, Derbyshire SK13 8BW	Mid-terrace ground and first floor retail premises	£85,000 - £95,000
4	2a Wrose Road, Idle, Bradford BD2 1LH	Detached single storey retail premises	£20,000 - £30,000
5	11 – 15 The Green, Idle, Bradford BD10 9PT	2 ground floor retail units with 3 flats above	£130,000 - £150,000
6	31 – 33 The Green, Idle, Bradford BD10 9PT	2 ground floor retail units with 2 flats above	£110,000 - £125,000
7	1/3 & 5 Albion Road, Idle, Bradford BD10 9PY	Ground floor shop premises with cellar & taxi office	£50,000 - £60,000
8	Tandy Trading Estate, Canal Road, Armley, Leeds LS12 2PU	6 workshop units, a 2 storey office building & advertising hoarding	£210,000 - £250,000
9	72 West End, Queensbury, Bradford BD13 2ER	Ground & first floor shop premises & two parking spaces	£65,000 - £75,000
10	1 Bowling Alley Terrace & Bowling Alley Works, Bowling Alley, Rastrick, Brighouse HD6 3EU	Detached house with single storey mill shed, stable & field	£160,000 - £180,000
11	101-103 Town End, Golcar, Huddersfield HD7 4QA	8 workshop / garage / storage units	£50,000 - £60,000
12	51 Boothtown Road, Halifax HX3 6ND	Retail premises	£80,000 - £100,000
13	288 & 288a High Street, Boston Spa, Wetherby LS23 6AJ	Detached 2 bedroom cottage, corner retail unit & first floor flat	£330,000 - £360,000
14	354/356 Ovenden Road, Halifax HX3 5TJ	5 bedroom duplex flat	£40,000 - £50,000
15	33 Whetley Lane, Bradford BD8 9EL	Advertising hoarding	£8,000 - £10,000
16	6/7 Low Green, Bradford BD7 3LU	Two storey former printing works	£40,000 - £50,000
17	Adjacent to 1 Keighley Drive, Halifax HX2 8HD	Ground floor shop premises	£70,000
18	Bridgehouse Mills, Station Road, Haworth BD22 8PA	4 storey mill complex and attached buildings	Offer over £500,000
19	5 Mill Hill, Howarth, Keighley, West Yorkshire BD22 8QH	Ground floor shop / workshop premises	£7,500 – £12,000

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# Further Information

Tender Deadline, Legal Information, Viewing Details

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## Tender Process

The properties will be sold by way of informal tender. Tenders are to be received in writing before 5pm on Friday 3rd July 2009.

Only offers received on the following basis will be considered –

1. Offers are to be made subject to contract and are to include the name and address of the proposed purchaser.
2. The offer must be accompanied by confirmation from a recognised bank or financial institution that funds are available for purchase at the figure proposed.
3. Each party will be responsible for their own legal costs.
4. Solicitor's details are to be provided to include contact name, address and telephone number.

Tenders are to be submitted in writing to the following address:

**GVA Grimley**  
1st Floor  
City Point  
29 King Street  
Leeds LS1 2HL

For the attention of John Leatham

## Legal Information

Legal documents relating to the occupation of properties is available on request.

## Viewings

To arrange a viewing on any property please contact either John Leatham or James Yates, on the details below.

## Further Information

For further information please contact:

John Leatham  
john.leatham@gvagrimley.co.uk  
0113 280 8025

James Yates  
james.yates@gvagrimley.co.uk  
0113 280 8025

**08449 02 03 04**



[www.gvagrimley.co.uk](http://www.gvagrimley.co.uk)

# 1 Whingate Business Park, Leeds, LS12 3BP/LS12 3AT

## Mixed office and industrial property with development potential

### Location

The property is situated on the corner of Whingate and Wortley Road, approximately 1 mile to the west of Leeds City Centre. The property is situated between the A647 Stanningley Road and the B6154 Tong Road, which are both main arterial routes providing good access to Leeds City Centre and the motorway network.

The land uses in the immediate area are mainly commercial, but there is also some residential property.

### Description

The property is a business park comprising 4 main connected buildings. The properties are divided into a mixture of office units, light industrial units and warehouses. There are also telecommunications masts affixed to one of the buildings. The park has frontages on both Whingate and Wortley Road. There is also a yard to the rear of the park, currently being used for taxi storage and as a mechanics yard.

### Accommodation

Total floor area: 4,223 sq m (45,186 sq ft)  
Site area: 0.662 hectares (1.635 acres)

### Tenure

Freehold.

### VAT

VAT position to be confirmed.



## Tenancy details

UNIT	TENANT NAME	TERM	EXPIRY	ANNUAL RENT
<b>WHINGATE HOUSE - 743 SQ M (7,952 SQ FT) NIA</b>				
Suite 1	Mr J Gadhia	Rolling 3 MTH TEN	3 mths notice	960
Suites 2 & 3	Nighthawk Security	Unknown	-	9,600
Suite 4	Mr K Khan	12 months	3 mths notice	1,800
Suite 5	Leeds Zen Group	Rolling 3 MTH TEN	1 mths notice	2,700
Suite 6	Nighthawk Security Ltd	6 months	3 mths notice	3,000
Suite 7, 8 & 9	Nighthawk Security Ltd	Included in suites 2 & 3 agreement		
Suite 10	Speciality Beers Ltd	6 months	3 mths notice	1,500
Suite 11	Nighthawk Security Ltd	6 months	3 mths notice	1,500
Suite 12	Nighthawk Security Ltd	Rolling 3 MTH TEN	3 mths notice	900
Dance School (Warehouse 1)	Ms L Chapman	3 years	31.12.2011	9,900
Warehouse 2	Mr M Pointer	6 months	3 mths notice	3,300
Warehouse 3	Speciality Beers Ltd	6 months	3 mths notice	4,500
Corridor store	Speciality Beers Ltd	-	-	1,200
Electricity Sub-station	Yorkshire Elec. Distrib plc	21 years	4.10.2028	400
Telecommunications Mast	Hutchinson 3G UK Ltd	20 years	19.6.2026	6,000
Telecommunications Mast	T-Mobile (UK) Ltd	-	-	-
Antennae	T-Mobile (UK) Ltd	-	-	2,175
Telecommunications Mast	T-Mobile (UK) Ltd	10 years	16.9.2011	6,781
Telecommunications Mast	O2 UK Limited	-	-	6,459
Unit 4-Warehouse unit	Vacant	-	-	-
<b>SUNSHINE MILLS - 1,543 SQ M (16,515 SQ FT) GIA</b>				
Unit 1A	Mr D Silver & Mr B. Clark	3 years	30.9.2010	7,000
Unit 1B & 46 Whingate	ISS International Ltd	3 years	30.9.2010	30,000
Unit 2	Mr D Enwright	3 years	31.12.2009	4,800
Unit 3	Mr P Scurrah	3 years	31.10.2011	6,300
Unit 4	Mr Ali	6 months	3 mths notice	7,200
Unit 5	Mr G Fonquernie	5 years	Holding Over	9,000
<b>SUNSHINE HOUSE - 1,359 SQ M (14,538 SQ FT) NIA</b>				
Building 1 & 2	Mr A Talbot	3 years	Holding Over	9,000
Building 2A	Mr D Burd & Mr A Grimshaw	6 months	3 mths notice	2,600
Building 2	Mr M Broughton & G Naylor	-	-	2,400
Offices 5 & 6A	Integrated Copy Services Ltd	3 years	Holding Over	6,900
Office 6B	Ms B Bird	6 months	6 mths notice	4,500
Unit 7A	Granite Creations Ltd	6 months	3 mths notice	8,100
Unit 7B	Mr N Azam & Mr A Mahmood	12 mnths	3 mths notice	6,600
Suite 20	Dataflow Network Installations Ltd	6 months	3 mths notice	4,020
Suite 38 & 39	Jamyang Buddhist Centre	6 months	3 mths notice	5,400
Suite 40	Vacant	-	-	-
Suite 42	Zig Zag International Ltd	2 years	30.6.2009	5,400
Suite 44(Second Floor)	Black Widow Bus. Dev. Ltd	5 years	30.4.2013	12,000
Unit 1A	Mr D. Silver & Mr B. Clark	3 years	30.9.2010	7,000
Unit 1B & 46 Whingate	ISS International Ltd	3 years	30.9.2010	30,000
Unit 2	Mr D Enwright	3 years	31.12.2009	4,800
Unit 3	Mr P Scurrah	3 years	31.10.2011	6,300
<b>ANTWERP HOUSE - 578 SQ M (6,181 SQ FT) NIA</b>				
Suite 15	Leeds Alternative Travel	3 years	30.6.2009	15,000
Suite 15A	Vacant	-	-	-
Office 15B	Whingate Car Centre	6 months	3 mths notice	3,120
Office 16	Mr G Taylor	6 months	3 mths notice	2,628
Office 17	Mr D Maude	6 months	3 mths notice	2,400
Office 18	Vacant	-	-	-
Office 19	Mr N Azam	6 months	3 mths notice	2,100
Office 20	Delecto Gifts Ltd	6 months	3 mths notice	4,200
Office 21	A & A Imports	6 months	3 mths notice	2,400
Office 22	Management Office	-	-	-
Office 23 & 36	Artisan Plumbing & Heating (UK) Ltd	6 months	3 mths notice	3,300
Office 25	Mr A Banks	6 months	3 mths notice	1,560
Office 26	Vacant	-	-	-
Office 27	Vacant	-	-	-
Office 28	Mr J Battle MP	12 mnths	6 mths notice	1,188
Office 29	Mr K Cludera	6 months	6 mths notice	1,548
Office 30	Mr G Tiffany	6 months	3 mths notice	1,788
Office 31/32	Mr J Battle MP	12 mnths	6 mths notice	3,900
Office 33	Mr J Ratcliffe	6 months	3 mths notice	2,160
Office 34	Mr Ali	6 months	3 mths notice	2,400
Office 36	Mr J Holyland	-	-	1,200
<b>Total rent</b>				<b>£292,887</b>

Offers over £2,000,000

## 2 Ventnor Works, Ventnor Street, Bradford BD3 9JP

### Corner works premises with offices and yard



#### Location

The property is located fronting Ventnor Street which runs parallel with Leeds Road, a major arterial route into Bradford city centre which is approximately 0.5 miles to the west.

#### Situation

The surrounding area is mainly commercial to the south with residential land uses to the north.

#### Description

The property comprises part single and part two storey works premises used for office, workshop and storage accommodation. The property is of brick and stone construction under a metal pitched roof.

#### Accommodation

Total floor area: 11,300 sq ft (1,050 sq m)

Site area: 0.080 hectares (0.198 acres)

#### Tenure

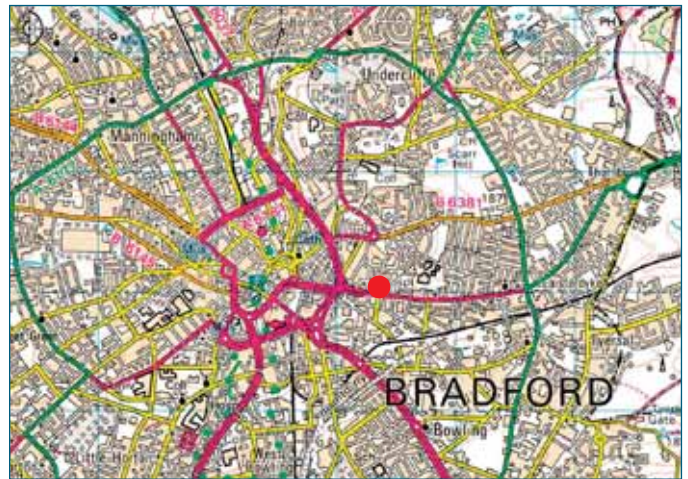
Freehold

#### Tenancy details

The property is held by way of an FRI lease to New Vision Associates Limited for a term of 12 years until 31 May 2010. The rent passing is £19,500 pa. There are various guarantors in place - further details available on request.

#### VAT

Guide prices are quoted exclusive of VAT. We understand this property is elected for VAT.



**Guide Price £160,000 - £180,000**

### 3 12 Henry Street, Glossop, Derbyshire, SK13 8BW

#### Mid-terrace ground and first floor shop premises



#### Location

The property is located on Henry Street, facing Norfolk Square with Glossop High Street beyond. Glossop is situated 41 miles west of Sheffield and 13 miles east of Manchester.

The surrounding area comprises a mix of retail and residential uses.

#### Description

The property is of solid stone construction part covered in roughcast render beneath a pitched blue slate roof. There is a small single storey extension to the property at the rear. The ground floor of the unit has been extended into the neighbouring property which is also occupied by Oxfam. No. 10 Henry Street is not included in the sale.



#### Accommodation

Floor area: Retail unit (ground and first floors): 117.62 sq m (1,266 sq ft)

Site area: 0.006 hectares (0.015 acres)

#### Tenure

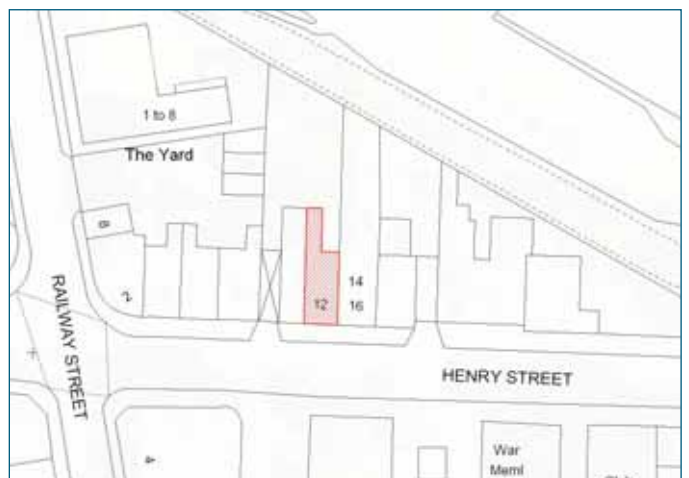
Freehold.

#### Tenancy details

The property is held by way of an FRI lease to Oxfam Limited for a term of 10 years until 16 May 2013. The rent passing is £8,650 pa.

#### VAT

Guide prices are quoted exclusive of VAT. We understand this property is elected for VAT



**Guide Price £85,000 - £95,000**

## 4 2A Wrose Road, Five Lane Ends, Idle, Bradford, BD2 1LH

### Detached single storey shop premises



#### Location

The property is located fronting onto Wrose Road in the north of Idle – a Bradford suburb. Bradford city centre is approximately 3 miles to the south.

The surrounding area is mainly residential.

#### Description

The property comprises a single storey detached unit which appears to be of rendered brick construction beneath a flat asphalt covered roof.

#### Accommodation

Floor area: Retail unit: 46.45 sq m (500 sq ft)

#### Tenure

Freehold.

#### Tenancy details

The property is held by way of an internal repairing only lease to Mr G Mallinson from 1 June 2007 for a term of 1 year plus an extension taking the lease end date to 31 May 2012. The rent passing is £3,120 pa with a fixed rental increase in June 2010 to £3,900 pa.

#### VAT

Guide prices are quoted exclusive of VAT. We understand no election for VAT has been made.



**Guide Price £20,000 - £30,000**



## 5 11-15 The Green, Idle, Bradford, BD10 9PT

Two Ground Floor retail units with 3 flats above



### Location

The property fronts onto The Green in the suburb of Idle approximately 3 miles north of Bradford city centre. Immediately surrounding the property there are a number of retail units and public house.

### Description

The property comprises a 2 and 3 storey end terrace retail unit with three flats on the upper floors and a small yard area at the rear. The property is of stone construction beneath a pitched slate roof. There are two retail units on the ground floor (nos. 11 & 15) with 2 flats (nos. 1 & 2) on the first floor and no. 3 on the second floor.

### Accommodation

Floor area: No 11 Retail unit: 34.28 sq m (369 sq ft)

No 15 Retail unit: 33.35 sq m (359 sq ft)

Flat 1: 34.00 sq m (366 sq ft)

Flat 2: 26.38 sq m (284 sq ft)

Flat 3: 39.95 sq m (430 sq ft)

Site area: 0.012 hectares (0.029 acres)

### Tenure

Freehold.

### Tenancy details

UNIT	TENANT NAME	TERM	EXPIRY	ANNUAL RENT
11-GF shop	Ms H Millensted	3 yrs	14/12/2011	£4,380
15-GF shop	Mr H Moxton & Ms C Smith	3 yrs	07/10/2010	£3,000
15-Flat 1	Ms E Brown	Periodic tenancy		£3,900
15-Flat 2	Ms T Duncan	Periodic tenancy		£2,600
15-Flat 3	Mr O Wood	Periodic tenancy		£5,200
<b>Total rent</b>				<b>£19,080</b>



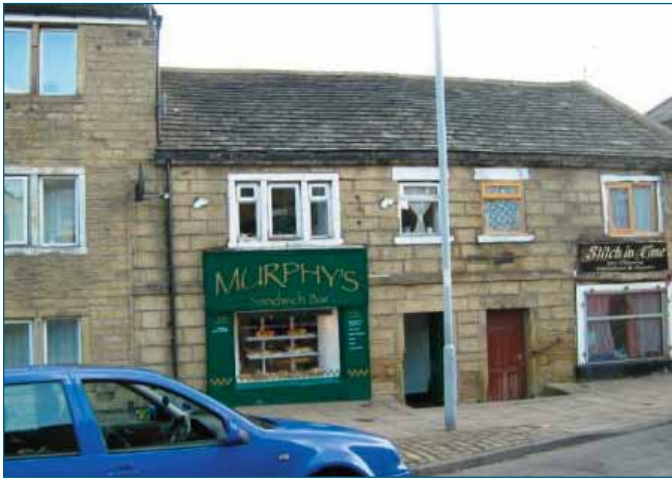
### VAT

Guide prices are quoted exclusive of VAT. We understand no election for VAT has been made.

**Guide Price £130,000 - £150,000**

# 6 11-15 The Green, Idle, Bradford, West Yorkshire, BD10 9PT

## Two Ground Floor retail units with 2 first floor flats



### Location

The property fronts onto The Green in the suburb of Idle approximately 3 miles north of Bradford city centre.

Immediately surrounding the property there are a number of retail units, residential dwellings and public house.

### Description

The property comprises a 2 storey mid terrace pair of retail units on the ground floors with self contained residential flats on the first floor. The property is of stone construction beneath a pitched slate roof.

### Accommodation

Floor area: No 31 Retail unit: 28.99 sq m (312 sq ft)  
 No 31a Flat: 39.02 sq m (420 sq ft)  
 No 33 Retail unit: 33.17 sq m (357 sq ft)  
 No 33a Flat: 39.02 sq m (420 sq ft)

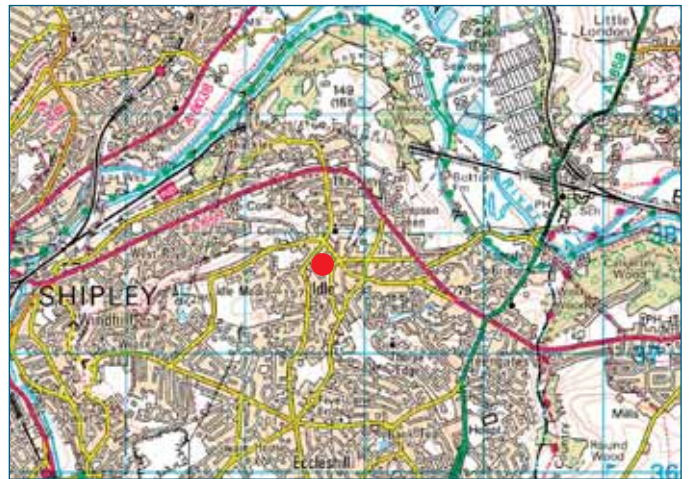
Site area: 0.011 hectares (0.028 acres)

### Tenure

Freehold.

### Tenancy details

UNIT	TENANT NAME	TERM	EXPIRY	ANNUAL RENT
31-GF shop	Mr S Murphy & Ms G Murphy	6 yrs	31/07/2011	£4,650
31a-FF flat	Mr M Hodgson	Periodic tenancy		£3,900
33-GF shop	Ms Dewhirst	18 mths Holding over		£3,420
33a-FF flat	Ms Alarna & Mr S Jones	Periodic tenancy		£3,900
<b>Total rent</b>				<b>£15,870</b>



### VAT

Guide prices are quoted exclusive of VAT. We understand No. 31 is elected for VAT and No. 33 is not elected for VAT.

**Guide Price £110,000 - £125,000**

# 7 1/3 & 5 Albion Road, Idle, Bradford, BD10 9PY

## Ground Shop Floor premises with cellar and taxi office



### Location

The property fronts onto The Green in the suburb of Idle approximately 3 miles north of Bradford city centre. Immediately surrounding the property there are a number of retail units, residential dwellings and public house.

### Description

The property comprises a single storey mid terrace pair of retail units. The property is of stone construction beneath a pitched slate roof.

### Accommodation

Total floor area: 588 sq ft (54.63 sq m)

Site area: 0.006 hectares (0.014 acres)

### Tenure

Freehold.

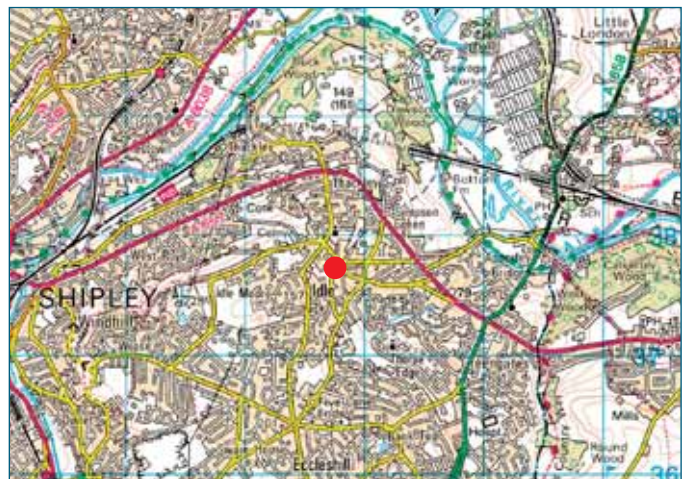
### Tenancy details

UNIT	TENANT NAME	TERM	EXPIRY	ANNUAL RENT
1/3 –GF shop	Mr G Bobli	3 yrs	30/09/2011	£4,290
5 –GF taxi office	Mr A Ali	15 yrs	28/02/2017*	£1,920
<b>Total rent</b>				<b>£6,210</b>

\* the tenant has a rolling break option upon 3 months notice

### VAT

Guide prices are quoted exclusive of VAT. We understand no VAT election has been made on this property.



**Guide Price £50,000 - £60,000**

## 8 Tandy Trading Estate, Canal Road, Armley, Leeds, LS12 2PU

6 single storey workshop units, a 2 storey office building & advertising hoarding



### Location

The property fronts onto Canal Road in Armley approximately 1 mile to the west of Leeds city centre – adjacent to Leeds Canal. The land uses in the immediate area are mainly commercial between two major arterial routes providing good accessibility to the city centre.

### Description

The property comprises an advertising hoarding, six single storey workshop units and a two storey building with toilets and taxi office. The units are of brick construction with loading doors under flat asphalt roofs.

### Accommodation

Total floor area: 8,241 sq ft (765.61 sq m)  
Site area: 0.157 hectares (0.387 acres)

### Tenure

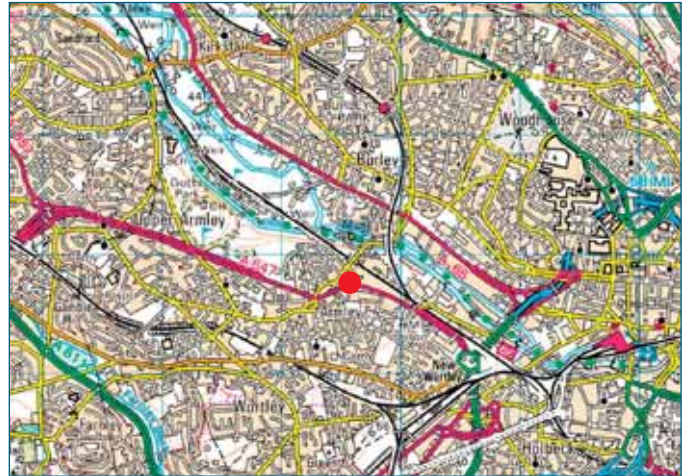
Freehold.

### Tenancy details

UNIT	AREA SQ FT	TENANT NAME	TERM	EXPIRY	ANNUAL RENT
1 & 7	1440	Mr P Austwick & Mr M Pickering	10 yrs	31/10/2011	£5,400
2 & 3a	3,353	Mr P Austwick & Mr M Pickering	12 mths	31/01/2010	£10,500
3b & 4	1,726	Mr T Asif	12 mths	31/01/2010	£6,720
5	1,352	Mr C Ward	6 yrs	31/08/2009	£4,620
Taxi office	370	Mr I Xaman & Mr A Ali	9 yrs	28/02/2011	£3,720
Advert. Hoarding	-	Clear Channel UK Ltd	5 yrs	24/08/2010	£650
<b>Total rent</b>					<b>£31,610</b>

### VAT

Guide prices are quoted exclusive of VAT. We understand no VAT election has been made on this property



**Guide Price £210,000 - £250,000**

# 9 72 West End, Queensbury, Bradford, BD13 2ER

## Ground & first floor shop premises and two parking spaces



### Location

The property is located in Queensbury which is situated between Halifax and Bradford. The property fronts onto the A647 (West End) which is one of the main arterial route linking Bradford and Halifax which are 5.2 miles and 3.5 miles away respectively.

The immediate surroundings are of a residential nature.

### Description

The property comprises a two storey retail unit with additional land and garage to the rear. The property is of stone construction with a double pitched slate roof. There is a garage and parking at the rear of the property accessed off Alma Street.

### Accommodation

Floor area: Not known  
 Site area: 0.022 hectares (0.055 acres)

### Tenure

Freehold.

### Tenancy details

UNIT	TENANT NAME	TERM	EXPIRY	ANNUAL RENT
No 72 – Retail unit inc FF	Mr B Firth	6 yrs	06/08/2013	£5,720
No 72 – Parking only	Mr D Cawkwell	3 yrs	01/05/2012	£250
No 72 – Parking only	Mr D Cawkwell	Expired – Holding over		£200
<b>Total rent</b>				<b>£6,070</b>

### VAT

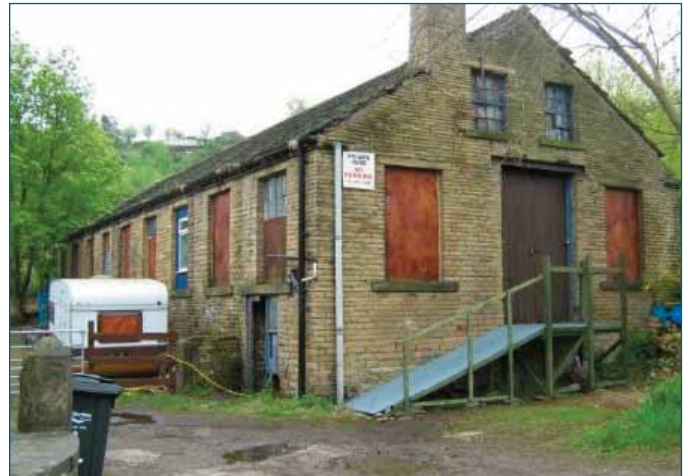
Guide prices are quoted exclusive of VAT. We understand a VAT election has been made on this property.



**Guide Price £65,000 - £76,000**

# 10 1 Bowling Alley Terrace & Works, Rastrick, Brighouse, HD6 3EU

Detached house with single storey mill shed, stable and field



### Location

The property is located in Rastrick which is 1.5 miles to the south of Brighouse along Rastrick Common and 4.1 miles to the north of Huddersfield. The surrounding area is predominantly residential.

### Description

The property comprises a 2 storey detached stone built cottage with a pitched slate roof, a mill building with ground floor and part suspended timber first floor. The building is of stone construction beneath a pitched slate roof. In addition there is a single storey stable building and grazing land to the rear.

### Accommodation

Floor area: Detached House: Unknown  
 Mill shed: 187 sq m (2000 sq ft)  
 Site area: 1 hectare approx (2.5 acres approx)

### Tenure

Freehold.

### Tenancy details

UNIT	TENANT NAME	TERM	EXPIRY	ANNUAL RENT
No 1 Bowling Alley Terrace - Dwelling	Ms M Thomas	6 yrs	06/08/2013	£1,586 (regulated tenancy)
Mill shed	Mr R Marsden	6 yrs	31/12/2008*	£6,000
Stable & field	Mr P Newbold	12 mths	30/04/2009	£600
<b>Total rent</b>				<b>£8,186</b>

\*unclear whether or not the tenancy has ended or whether the tenant is still holding over

### VAT

VAT position to be confirmed.



**Guide Price £160,000 - £180,000**

# 11 101/103 Town End, Golcar, Huddersfield, HD7 4QA

8 workshop / garage / storage units



## Location

The site is located 4 miles to the west of Huddersfield in the village of Golcar. Access to the units is via Town End. The predominant land use in the area is residential.

## Description

The site comprises 5 small workshop units in a terrace. No. 101 is of stone construction beneath a pitched slate roof. 103 is a two storey brick built building with a pitched corrugated asbestos roof. The garage units are single storey and of a basic timber and single skin brick construction. The 8 units in total comprise 3 ground floor workshops, 2 first floor workshops and 3 garage storage units.

## Accommodation

Floor area:

Unit 1a - 65.03 m <sup>2</sup> (700 ft <sup>2</sup> )	Unit 1b - 92.90 m <sup>2</sup> (1,000 ft <sup>2</sup> )
Unit 1c - 92.90 m <sup>2</sup> (1,000 ft <sup>2</sup> )	Unit 2a - 55.74 m <sup>2</sup> (600 ft <sup>2</sup> )
Unit 2b - 65.03 m <sup>2</sup> (700 ft <sup>2</sup> )	Garage - 15.79 m <sup>2</sup> (170 ft <sup>2</sup> )
Garage/store - 32.52 m <sup>2</sup> (350 ft <sup>2</sup> )	
Site area: 0.015 hectares (0.036 acres)	

## Tenure

Freehold.

## Tenancy details

UNIT	TENANT NAME	TERM	EXPIRY	ANNUAL RENT
Unit 1a	Mr C Barraclough	Holding over		£1,560
Unit 1b	Mr R Marsden	Holding over		£2,080
Unit 1c	Mr E Pearson	3 yrs	31/05/2009	£1,600
Unit 2a	Mr S Whitehead	Holding over		£1,300
Unit 2b	Mr R Walker	Holding over		£1,440
Garage	Mr A Baxter	"Exchange of letters"		£240
Garage/store	Mr A Dearnley	Holding over		£900
Site of garage	Mr A Brumfield	"Exchange of letters"		£50
<b>Total rent</b>				<b>£9,120</b>



## VAT

Guide prices are quoted exclusive of VAT. We understand no VAT election has been made on this property.

**Guide Price £50,000 - £60,000**

## 12 51 Boothtown Road, Halifax, HX3 6ND

### Retail premises with potential for residential accommodation



#### Location

The property is located on the corner of Boothtown Road and Salisbury Place. The centre of Halifax is 1 mile to the south.

The surrounding area is predominantly residential.

#### Description

The three storey property is of stone construction beneath a steeply pitched slate roof. The property is a grade II listed building. The ground floor is operated as a convenience store including a basement. The two upper floors are currently vacant. The upper floors have the potential for residential accommodation, subject to the usual consent.

#### Accommodation

Floor Area: Ground Floor: 67.2 sq m (723 sq ft) NIA

First Floor: Unknown

Second Floor: Unknown

Site area: 0.010 hectares (0.025 acres)

#### Tenure

Freehold.

#### Tenancy details

The property is held by way of an IR lease to M Sandhu and K Sandhu for a term of 6 years until 1 August 2009. The rent passing is £8,450 pa. There is a tenant option to extend the lease for a further three years at lease expiry.

#### VAT

Guide prices are quoted exclusive of VAT. We understand a VAT election has been made on this property.



**Guide Price £80,000 - £100,000**



# 13 288 & 288a High Street, Boston Spa, Wetherby, LS23 6AJ

Detached 2 bedroom cottage and a corner retail unit with first floor flat



## Location

The property is located on High Street in Boston Spa which is located 16 north east of Leeds city centre and 12 miles south east of Harrogate. The surrounding area is predominantly residential.

## Description

The property comprises a corner retail unit with first floor flat and a semi-detached residential property to the rear. The property at the rear has been included in this lot but could be occupied separately from the retail unit and purchased separately. The residential property is two storeys and of lime stone construction beneath a pitched slate roof. The retail unit is also two storeys and of lime stone construction but has been rendered. The building has a flat roof. The retail unit occupies the ground floor and basement. The 2 bedroom flat is situated on the first floor and accessed through a shared access tunnel from Grove Road.



## Accommodation

Floor area: Retail unit: 102 sq m (1095 sq ft)  
 Detached Cottage: Unknown  
 Flat: Unknown  
 Site area: 0.014 hectares (0.036 acres)

## Tenure

Freehold.

## Tenancy details

UNIT	TENANT NAME	TERM	EXPIRY	ANNUAL RENT
288 – Retail unit GF	Moderno Kitchens & Bathrooms Ltd	12 yrs	31/10/2019	£12,000
288 – FF flat	Vacant			£0
288a – cottage	Mr C James	1 yr	30/04/2010	£7,800
<b>Total rent</b>				<b>£19,800</b>



## VAT

VAT position to be confirmed.

**Guide Price £330,000 - £360,000**

# 14 354/356 Ovenden Road, Halifax, HX3 5TJ

## 5 bedroom duplex flat



### Location

The property is located on Ovenden Road 1.5 miles to the centre of Halifax along Ovenden Road (A629). The property is situated above a terrace of retail units

The surrounding area comprises a mixture of retail and residential property.

### Description

The property comprises a 5 bedroom duplex flat housed in a three storey property of stone construction beneath a pitched slate roof. The ground floor shops are not included in the sale. Entrance to the property is to the rear via Shay Lane. The property is currently under renovation.



### Accommodation

Total floor area: Not known

Site area: 0.011 hectares (0.026 acres)

### Tenure

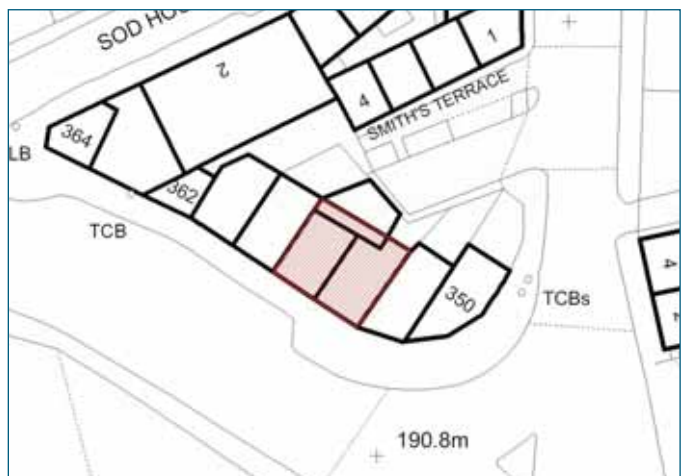
Freehold.

### Tenancy details

The property is fully vacant.

### VAT

VAT position to be confirmed.



**Guide Price £40,000 - £50,000**

# 15 33 Whetley Lane, Bradford, BD8 9EL

## Advertisement Hoarding



### Location

The site is located on the side of number 33 Whetley Lane (A6177) 2.1 miles to the west of Bradford city centre. Number 33 is situated in a prominent position at the junction of Willow Street and Wheatley Lane.

The surrounding area is a mix of residential and retail uses.

### Description

The 'Property' is an illuminated advertising hoarding which is attached to the gable wall of number 33 – a retail unit.

### Accommodation

Total floor area: Not applicable

Site area: Not known

### Tenure

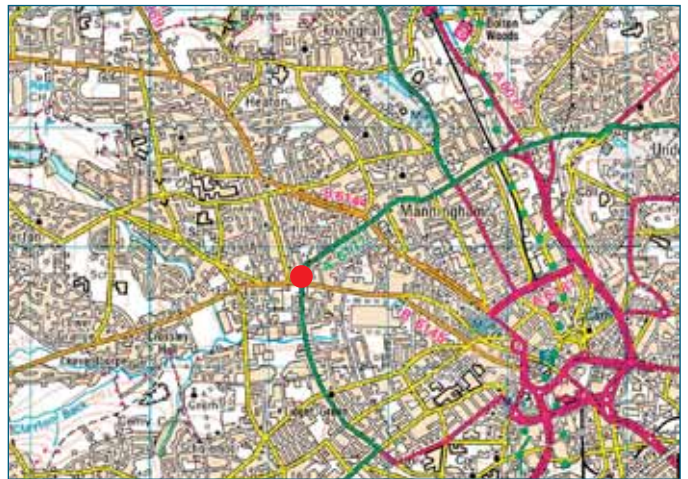
Long leasehold. 30 year lease from April 2003 at a peppercorn rent.

### Tenancy details

The advertising hoarding is held by way of a 15 year agreement with JC Decaux UK Ltd until 05/10/2012. There is a tenant break option every 6 months on 1 April and 1 October. The rent passing is £1,250 pa.

### VAT

Guide prices are quoted exclusive of VAT. We understand a VAT election has been made on this property.



**Guide Price £8,000 - £10,000**

## 16 6/7 Low Green, Bradford, BD7 3LU

### Two storey former printing works



#### Location

The property fronts onto Low Green, close to Hudson Avenue which forms part of the Bradford outer ring road. The centre of Bradford is 1.5 miles to the north east.

The surrounding area consists of mainly residential uses.

#### Description

The two storey detached workshop building is of stone construction with a pitched slate roof.

#### Accommodation

Floor area: 2 storey workshop: 179.58 sq m (1,933 sq ft)

Site area: 0.015 hectares (0.037 acres)

#### Tenure

Freehold.

#### Tenancy details

The property is held by way of an internal repairing lease to Mr A Heald which was for a term of 12 months from September 2007. The tenant is currently holding over. The rent passing is £4,290 pa.

#### VAT

Guide prices are quoted exclusive of VAT. We understand a VAT election has been made on this property.



**Guide Price £40,000 - £50,000**

# 17 Adjacent to 1 Keighley Drive, Halifax, HX2 8HD

## Ground floor shop premises



### Location

The property is situated in Ovenden a suburb of Halifax. The property fronts onto Keighley Drive just off Keighley Road which is 2 miles to Halifax town centre which is situated to the south.

The surrounding area is mainly residential.

### Description

The property is a single storey, detached retail unit which was previously used as an off licence and newsagent. The property is cited on a good sized corner plot. The property is of stone clock construction with a felt roof.

### Accommodation

Total floor area: 83.61 sq m (900 sq ft)  
Site area: 0.031 hectares (0.076 acres)

### Tenure

Freehold.

### Tenancy details

The property is held by way of an effective internal repairing lease to Mr W Alam for a period of 12 years expiring on 30/11/2020. There is a tenant's break option on 1/12/2011. The rent passing is £6,240 pa.

### VAT

Guide prices are quoted exclusive of VAT. We understand a VAT election has been made on this property.



**Guide Price £70,000**

# 18 Bridgehouse Mills, Station Road, Haworth, BD22 8PA

## 4 storey mill complex and attached buildings



### Location

The property is situated in Haworth, a small town on the outskirts of Bradford approx 8 miles to the west of centre of Bradford. The property has access off Station Road.

The land uses in the immediate area are mainly industrial and other commercial uses.

### Description

The property comprises a listed three storey mill complex with additional connected units. The property is of stone construction beneath a pitched slate roof.

### Accommodation

Total floor area: 1,556.03 sq m (16,749 sq ft)  
Site area: 0.094 hectares (0.231 acres)

### Tenure

Freehold.

### Tenancy details

UNIT	TENANT NAME	TERM	EXPIRY	ANNUAL RENT
4 Storey Mill	Bridge Antiques of Haworth Ltd	Holding over		£22,800
Taxi office	Mr M Rashid	9 yrs	31/05/2009	£3,150
Unit 1E	Mr J Emmott	Holding over		£1,980
Unit 1D	Silverhill Design Ltd	Holding over		£3,600
Unit 1F	Mr C Smith	Holding over		£800
<b>Total rent</b>				<b>£32,330</b>

### VAT

Guide prices are quoted exclusive of VAT. We understand a VAT election has been made on this property.



**Offers over £500,000**

# 19 5 Mill Hill, Howarth, Keighley, West Yorkshire, BD22 8QH

## Ground floor shop / workshop premises



### Location

The property is situated in Howarth, a small town on the outskirts of Bradford approx 8 miles to the west of centre of Bradford. The property is situated close to the centre of Howarth fronting Mill Hill approx 500 metres from the railway station.

The land uses in the immediate area are predominantly residential.

### Description

The property comprises a former garage unit which could be converted to provide a small retail unit or workshop.

### Accommodation

Floor area: Workshop unit: Not known

Site area: 0.002 hectares (0.006 acres)

### Tenure

Freehold.

### Tenancy details

The current tenant is Junk Junction, occupying on an informal agreement. The rent passing is £1,040 pa.

### VAT

Guide prices are quoted exclusive of VAT. We understand no VAT election has been made on this property.



**Guide Price £7,500 - £12,000**



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