



# FREEHOLD FORMER FOODSTORE

**FOR SALE/TO LET**

**FORMER LIDL, INGLEBY ROAD, BRADFORD, BD8 9AN**

## SUMMARY

- Freehold Former Supermarket
- Excellent location within the Girlington Community Retail Hub, close to Morrisons, B&M, The Range, McDonalds and KFC
- Planning Consent for A1 use including Food
- GIA 10,828 sq ft 1,006 sq m
- 77 Car Parking Spaces
- 0.88 acres
- Freehold Offers in the region of £1,500,000
- Leasehold Offers Invited based on a rental of £15 psf



**The Range**  
Home · Leisure · Garden



Thornton Road



Ingleby Retail Park

A6177





## LOCATION

Bradford has a population of approximately 520,000 persons and forms part of the West Yorkshire conurbation which is the 4th largest urban area in the UK. The store is located approximately one mile west of the city centre in a predominantly retail area fronting on to the A6177 which forms part of Bradford's inner ring road.

## SITUATION

The surrounding area is densely populated and predominantly retail with occupiers in the immediate vicinity including Morrisons supermarket, B&M, The Range, McDonalds and KFC as well as a number of other retailers.



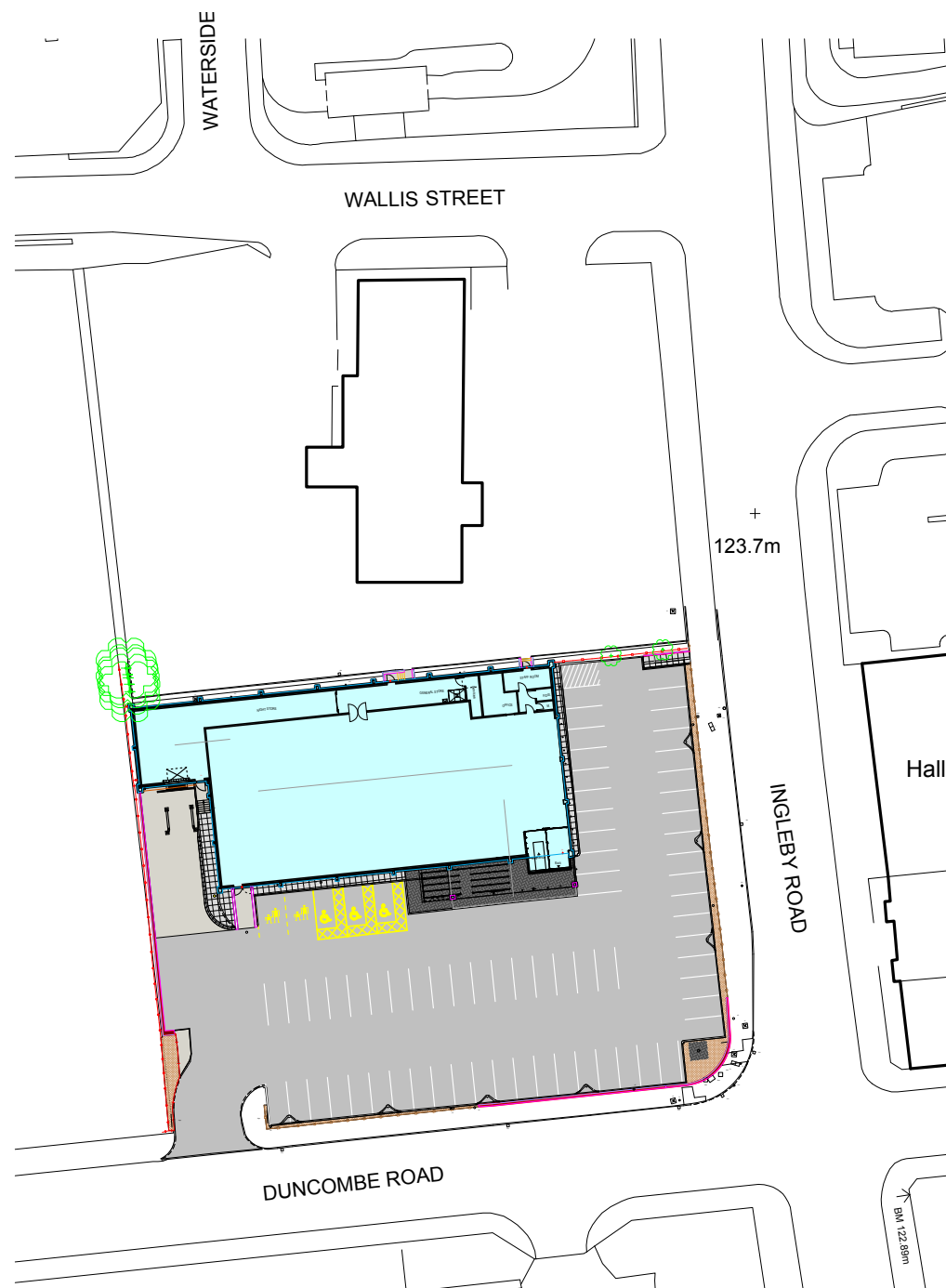
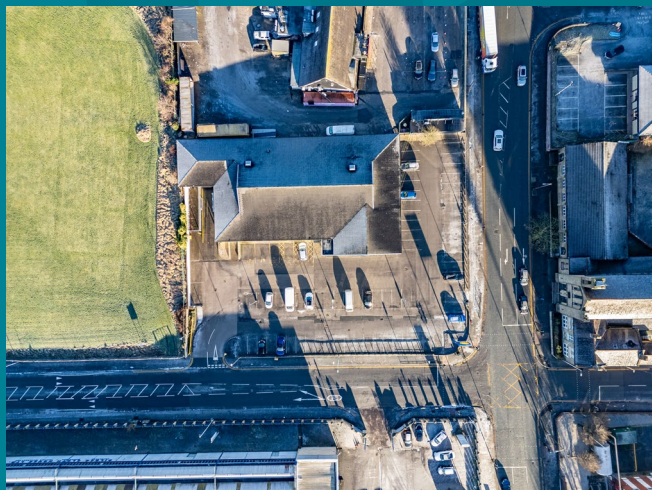
# DESCRIPTION

The property comprises a purpose-built Lidl food store of traditional brick construction with a pitched slate roof. The unit is serviced from the side of the building and comprises the following floor areas:

	Sq M	Sq Ft
Sales	778	8374
Ancillary	228	2454
GIA	1,006	10828
Car Spaces	77	
Site Area	0.36 Ha	0.88 Acres

# TENURE

The premises are held freehold.



For indicative purposes only

## RATEABLE VALUE

The premises are currently assessed for UBR as follows:

Rateable Value: £116,000

UBR 2023/2024 49.9 pence

## VAT

The property is registered for VAT.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

## EPC

The property has an EPC rating of B.

A copy of the certificate can be provided.

## PROPOSAL

### Freehold

Offers are invited in excess of £1.5 million for the freehold interest with vacant possession.

### Leasehold

The premises could also be made available on new 15 year Full Repairing and Insuring Lease subject to 5 yearly rent reviews and rental offers are invited in the order of £150,000 pax.

### Anti money laundering regulations

In accordance with anti money laundering regulations, 2 forms of identification and a confirmation of the source of funding will be required in the event of a freehold disposal.

## All Enquiries via the Sole Agent



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