



# WTS LAND



## **FOR SALE**

**22,000 Sq ft Commercial Investment**

Suitable for Food Preparation Use

2.5 Acre site

Part let producing in excess of £49,000 per annum

## DESCRIPTION

An opportunity to acquire a modern commercial investment property, specifically refurbished for food preparation purposes. Currently, producing an annual income of £49,200

### Ground Floor:

Unit 1 - Let

Unit 2 - Let

Unit 3 - Vacant (Food Prep.)

Unit 4 - Vacant (Food Prep.)

### First Floor:

Office / Storage - Vacant

Total: £22,000 Sq ft

## LOCATION

Holme Lane, Bradford, BD4 0PY

## OUTSIDE

Yard and car parking area with access from Holme Lane



## RIGHTS, EASEMENTS and WAYLEAVES

The property is sold subject to and with the benefits of all rights of way, easements, quasi-easements and wayleaves and to all outgoing and charges connected with or chargeable upon it whether mentioned or not in these particulars.

## TENURE

The property is Freehold

## INCOME

Currently, 2 units are let producing £49,200 per annum.

## VIEWING

Strictly via the agent

0870 333 1819 or 07828 052995



Unit 4 Milestone Court, Stanningley, Leeds, LS28 6HE  
Tel: 0870 333 1819 Fax: 0870 366 2229  
Email: [info@wtsland.co.uk](mailto:info@wtsland.co.uk)



### IMPORTANT NOTICE - PLEASE ENSURE YOU READ THE FOLLOWING

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