

LEASE ASSIGNMENT

Car Hire

Facility/Compound

Former Europcar, Normark House, 48 Mill Lane
Broomfields, Bradford, BD5 0HF

Key information

- Accessible land with office building
- 126 sq m (1,356 sq ft)
- Available by way of a Lease Assignment
- Potential for alternative uses subject to the necessary consents

Contact

Joshua Klepper – 07353 125 658
joshua.klepper@rapleys.com

Thomas Fagan – 07387 025 337
thomas.fagan@rapleys.com



Location

The property is located some 0.5 miles south of Bradford City Centre, within an established commercial/industrial area.

It is situated in a prominent position on the west side of Nelson Street, at its roundabout junction with Mill Lane.

It benefits from easy access to the A641 Manchester Road, a short distance west, and the rest of Bradford and beyond.

Description

The property comprises a secure car and van hire compound benefiting from a regular and level site of approximately 0.19 hectares (0.47 acres)

The site is laid to a tarmacadam and concrete surface for approximately 50 car parking spaces with two external valeting bays.

The property also includes a modern single story office building which benefits from carpeted flooring, suspended ceilings with recessed lighting. There are also separate WC's and kitchenette facilities.

Energy Performance Rating

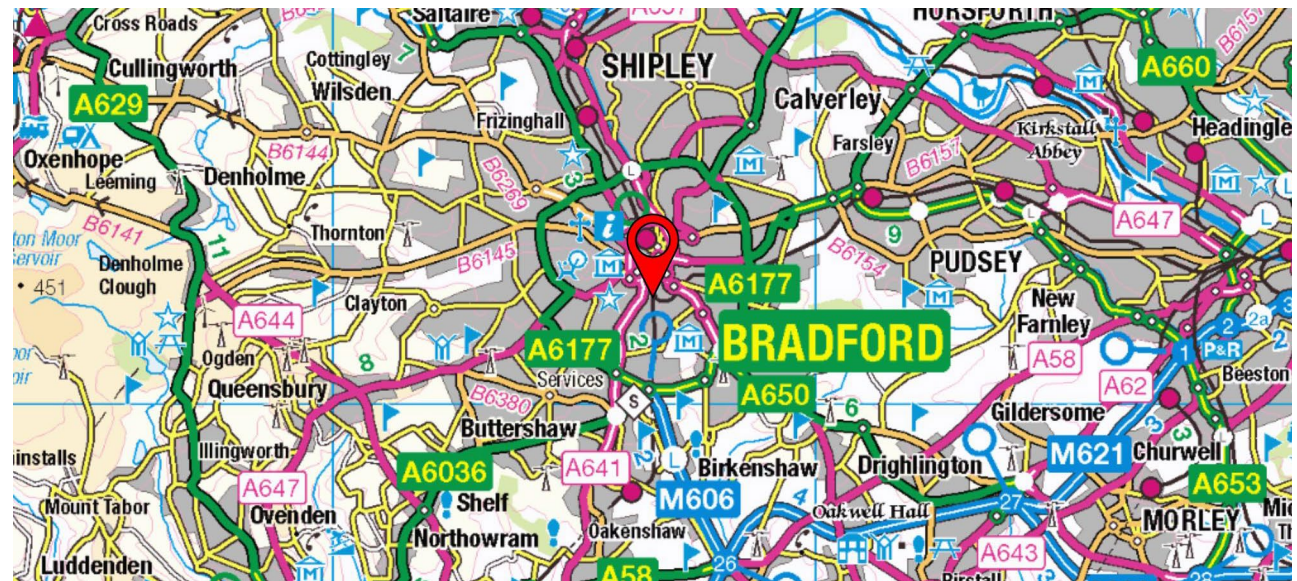
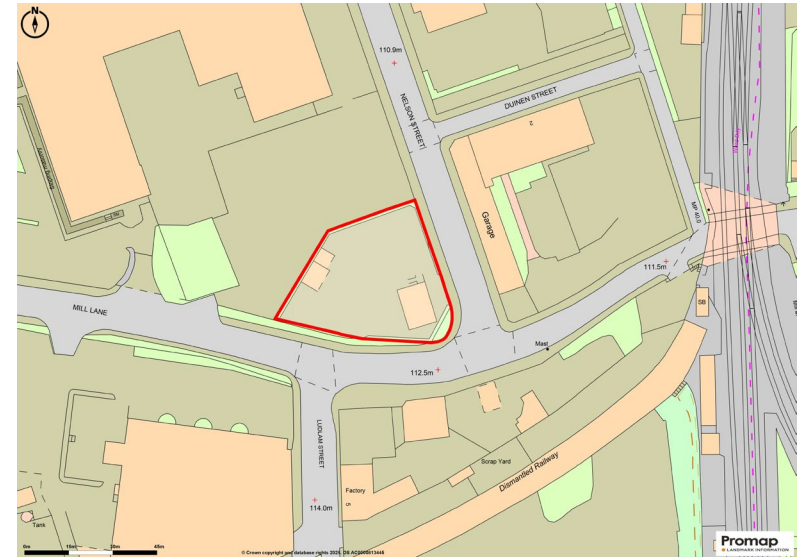
Energy Performance Rating - C

Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Offices	126	1,356
Total	126	1,356
	Hectare	Acre
Total Site Area	0.190	0.47

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Terms & Tenure

The property is currently held on a lease until 12th December 2031 at a passing rent of £42,000 per annum

A copy of the lease and related documents are available [here](#).

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the Rateable Value for the property is £27,750

The multiplier (UBR rate) applied to the Rateable Value will vary depending upon the occupiers end use.

It is the responsibility of the occupier to agree the appropriate multiplier with the relevant authority.

From 1st April 2026 the rates are 38.2p for a qualifying retail use or 43.2p for all other uses.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Viewing is strictly via the sole agents



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For further details contact:
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