



WHETLEY MILLS

**Former Kingswood Arms  
Sticker Lane/Cutler Heights Lane  
Bradford, BD4 8RB**



**TO LET**

Planning Permission Approved  
Hand Car Wash Facility  
Extremely Busy and High Profile Location

**MISREPRESENTATION ACT 1967:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself herself as to their accuracy by his or her own investigation before entering into any contract. No liability is accepted by Whetley Mills Ltd for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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Registered in England & Wales No. 04388165



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## Former Kingswood Arms Sticker Lane/Cutler Heights Lane Bradford, BD4 8RB

### LOCATION

The opportunity is situated in an extremely high profile and busy location at the junctions of Cutler Heights Lane and Sticker Lane (which forms part of the Bradford Outer Ring Road – A6177), adjacent to Dudley Hill roundabout. This provides direct access onto Wakefield Road/Tong Street (A650) and Rooley Lane which links to the M606/M62 motorway networks, a short distance away. The location therefore benefits from high volumes of passing traffic. There are a good mix of occupiers closeby including industrial/commercial estates, densely populated residential areas etc.

### DESCRIPTION

Secured planning permission for the demolition of the existing building and to develop a modern car wash facility. This will comprise of the following:

#### Building 1

Comprising waiting room/office, WC and office.  
Approx. area – **27.8 sq m (300 sq ft)**

#### Building 2

Comprising staff room/changing room, WC and store  
Approx. area – **27.8 sq m (300 sq ft)**  
These will be of single storey construction being of stone and rendered elevations surmounted by a metal profile sheeted roof. N.B. these floor areas have been scaled from architect's plans and are subject to an on site measurement.

#### Outside

Metal framed canopy, tarmacadam "one way" system and on site parking for 10/12 cars.

### RATING ASSESSMENT

The development will be assessed for rating purposes upon completion of the development / occupation.

### LEASE/AGREEMENT TO LEASE

Once a suitable tenant has been identified and vetted, they will be expected to enter into an "Agreement to Lease" whereupon our clients will redevelop the site in accordance with the planning permission received and approved plans.

### LEGAL COSTS

The ingoing tenant to be responsible for their own and the landlords reasonable legal costs in this transaction.

### VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

### VIEWING

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