A rare opportunity to acquire a substantial commercial property for the price of a detached house.

590–592 Bradford Road

Batley, WF17 8LP

High-Standard Commercial Property in a Prime Bradford Road Location

Available as a Whole or in Separate Parts



Main Building 590 | Investment Unit 590D | Investment Unit 590A

Ready to use • Showroom • Warehouse • Offices • Investment Opportunity

Contact 01924 474 456 info@localproperties.net

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PROPERTY AT A GLANCE

590–592 Bradford Road, Batley, WF17 8LP

A substantial, high-standard commercial property in a prime Bradford Road location, available as a whole or in separate lots.

Whole Property

£699,000

Approx. 10,000 sq ft / 929 m²*

All areas and dimensions are approximate.

590 Main Building

£650,000

Vacant possession

Ready for immediate occupation.

590D Investment Unit

£130,000

Self-contained commercial unit

Currently let.

Tenancy details available on request.

590A Investment Unit

£90,000

Self-contained commercial unit

Currently let.

Tenancy details available on request.

KEY HIGHLIGHTS

- Prime Bradford Road (A652) frontage
- High-standard, ready-to-use condition
- Main showroom plus two additional showroom / warehouse areas
- Offices, workshop and flexible commercial space
- Two self-contained units with separate street entrances
- Large vehicular access
- Approx. 125 kVA commercial electricity supply
- New roofs to the left and right wings
- Available as a whole or in separate lots, subject to legal title separation

"Commercial scale at a price point comparable with a detached house."

590–592 BRADFORD ROAD, BATLEY, WF17 8LP

SITE LAYOUT & PROPERTY DIVISION



590
MAIN BUILDING

Showroom, Warehouse,
Offices, Canteen,
Conference Room,
Roller Shutter Access,
125 kVA Supply, etc.

Approx. Area:
~ 860 m²

590D
INVESTMENT UNIT

Front Retail / Office Unit
Separate Entrance

Approx. Area:
~ 90 m²

590A
INVESTMENT UNIT

Front Retail / Office Unit
Separate Entrance

Approx. Area:
~ 50 m²

SITE DIVISION PLAN

For identification purposes only.
Not to scale.

Front Elevation – Property Division

590–592 Bradford Road, Batley, WF17 8LP



590D

Separate street entrance, new door & windows, ground floor usable room with storage, staircase, first-floor toilet and 3 usable rooms.

590

Separate street entrance plus large vehicular access door to the main hall.

Main building / showroom / warehouse access.

590A

Separate street entrance, new door & windows, ground-floor usable room with toilet and staircase, first-floor usable room.

Front stone façade, large planters, double-glazed windows and upgraded entrance doors.

590 MAIN BUILDING

Vacant and ready for immediate occupation

GUIDE PRICE

£650,000

The main building at 590 Bradford Road is the principal part of the property and is ready for immediate use. It offers a strong combination of showroom, warehouse, office and workshop space in a highly visible main-road location.

MAIN BUILDING HIGHLIGHTS

- Vacant possession
- Ready for immediate occupation
- Main showroom with high-standard presentation
- Two additional showroom / warehouse areas
- Offices, workshop and flexible commercial space
- Large vehicular entrance door
- Approx. 125 kVA commercial electricity supply
- Part of a wider property available as a whole or in separate lots

IDEAL FOR

Vehicle sales | Premium showroom | Warehouse | Storage | Offices | Workshop | Investment / owner-occupier use

> A ready-to-use commercial building with strong presentation, flexible space and immediate trading potential.

590 Bradford Road forms part of 590–592 Bradford Road, Batley, WF17 8LP.

590 MAIN BUILDING – INTERIOR OVERVIEW

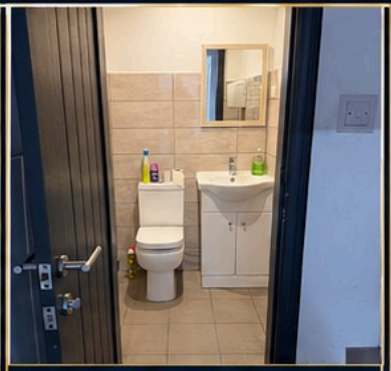
Vacant and ready for immediate occupation



Office Room



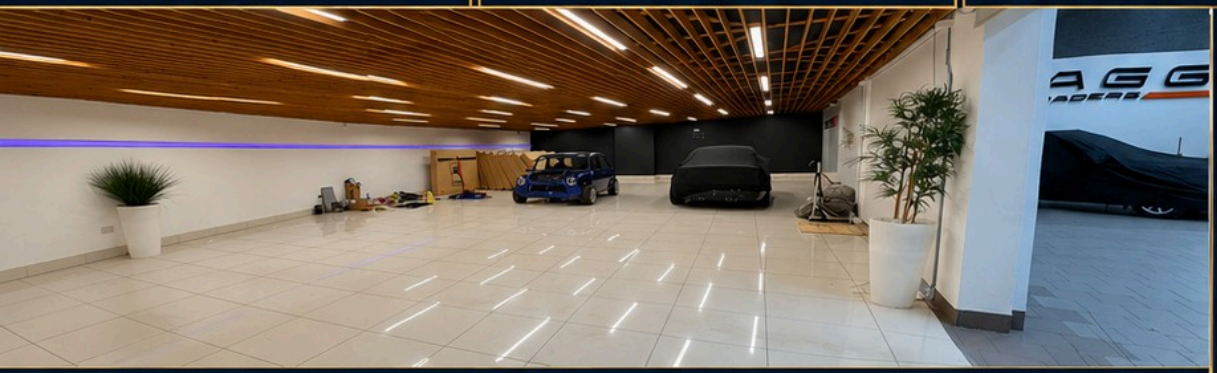
Staff Canteen



Ground-Floor WC



First-Floor Lounge Area



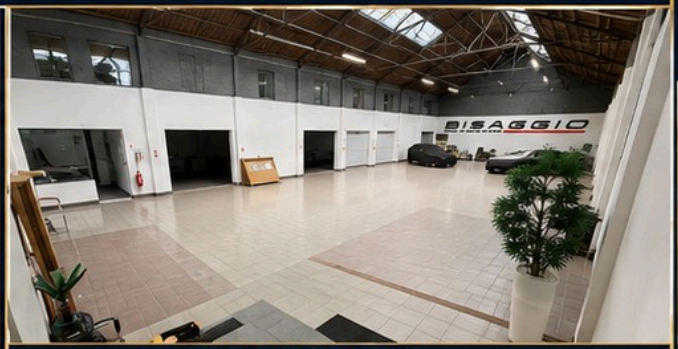
Main Showroom

KEY INTERIOR FEATURES

- Main hall finished with hard glazed gres floor tiles, smooth white walls, roller shutter door and LED lighting.
- Offices and workshop benefit from air conditioning and LED lighting.
- The left and right showroom areas feature elegant tiled floors and LED lighting.
- Staff canteen includes a bathroom and shower.
- CCTV, alarm system and fire alarm installed.
- Workshop / prep room includes air conditioning, hydraulic ramp and LED lighting.
- Additional storeroom with shelving, plus basement space available for interested parties during viewings.



Front Office



Main Hall / Warehouse



Workshop / Prep Room

HIGH-STANDARD INTERNAL ACCOMMODATION COMBINING SHOWROOM, OFFICE, WAREHOUSE AND WORKSHOP SPACE.

590A – INVESTMENT UNIT

SELF-CONTAINED COMMERCIAL UNIT – PRIME BRADFORD ROAD LOCATION



APPROXIMATE DIMENSIONS

Ground Floor
Approx. 25 m²
(Main space + private toilet)

First Floor
Approx. 25 m²
(Main space)

*Dimensions are approximate.

PROPERTY OVERVIEW

Self-contained commercial unit arranged over ground and first floors with a private entrance directly from Bradford Road.

The ground floor comprises a main space of approximately 25 m² along with a private toilet.

The first floor provides an additional main space of approximately 25 m².

The unit is currently let. Details of the tenancy, including the rent and remaining term, will be provided to the purchaser.

PRIVATE ENTRANCE
Direct access from Bradford Road.



KEY INFORMATION

PRIME LOCATION
Located on busy Bradford Road with excellent visibility and access.

INVESTMENT OPPORTUNITY
The unit is currently let. Details of the tenancy, including the rent and remaining term, will be provided to the purchaser.

PRIVATE TOILET
Exclusive WC facilities within the unit on the ground floor.

TOTAL AREA (APPROX.)
Approximately 50 m² in total (25 m² per floor).

SELF-CONTAINED UNIT
Separate entrance and independent access.

590D – Investment Unit

Self-contained commercial space with separate street access

KEY FEATURES

SEPARATE STREET ENTRANCE
Direct access from the street via your own private entrance.

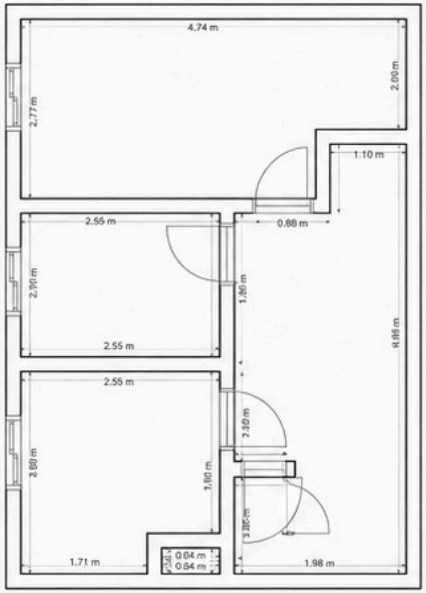
PRIVATE WC
Includes its own private toilet / WC.

CURRENTLY LET
The unit is currently occupied by a tenant.

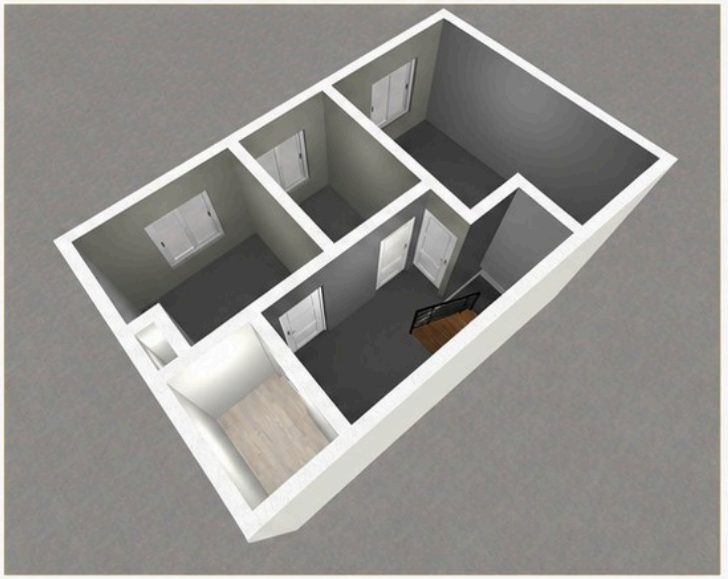
TENANCY INFORMATION
Rental level and tenancy term information will be provided to genuinely interested buyers on request.

VERSATILE COMMERCIAL SPACE
Comprises multiple internal rooms suitable for office or treatment use, circulation space and supporting accommodation.

MEASURED FLOOR PLAN

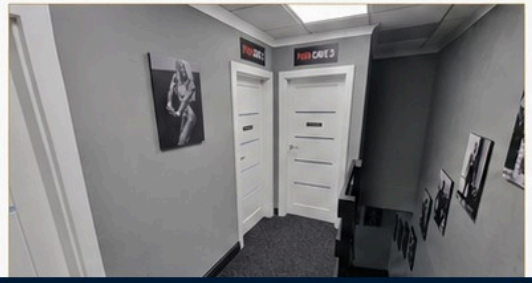


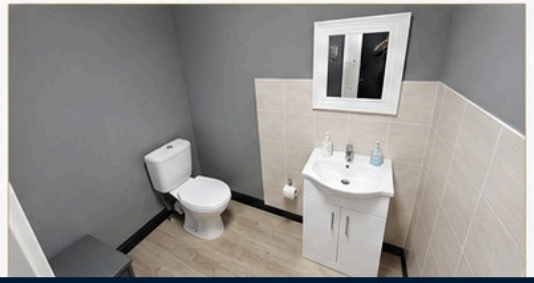
3D LAYOUT VIEW



ADDITIONAL 3D VIEW







SELF-CONTAINED COMMERCIAL UNIT IN A PRIME BRADFORD ROAD LOCATION

Enquire today for further details or to arrange a viewing.



DON'T MISS THIS OPPORTUNITY

590–592 Bradford Road, Batley, WF17 8LP

A substantial commercial property available as a whole or in separate parts.

1. INVESTMENT / USE OPPORTUNITIES

- Showroom
- Car Sales
- Warehouse
- Storage
- Office
- Rental Investment
- Redevelopment Potential

2. PRICING OPTIONS

Whole Property	£699,000
Main Building 590	£650,000
590D	£130,000
590A	£90,000

No VAT – Private Sale

3. CONTACT / VIEWING

Adam
Tel / WhatsApp: 07445 916006
Viewing by appointment only
Tenure: Long Leasehold – full title details available on request

★ **Secure a prime commercial asset in a highly visible Bradford Road location.**

All areas and dimensions are approximate and for guidance only. Any redevelopment or change of use is subject to the necessary planning permissions. Sale of individual lots is subject to legal title separation. Subject to contract.