



**105-107 Birksland Street  
Bradford, BD3 9SS**



**FOR SALE**

**Industrial Land Extending to Approximately 0.33 Hectares (0.81 Acres)  
Suitable for a Wide Variety of Uses  
Subject to Necessary Planning Consents Being Obtained**

**PRICE – Offers in the Region of £175,000 - Subject to Contract**

# 105-107 Birksland Street, Bradford, BD3 9SS

## LOCATION

The property is located in an established industrial area, to the east of Bradford City Centre, being at the junction of Birksland Street and Mount Street, several hundred yards to the south of Leeds Road (A647) and close to Bowling Back Lane.

The surrounding area is predominantly industrial in nature with a number of established industrial estates within close proximity to include Birksland Industrial Estate, Cityway Industrial Estate and Essex Park Industrial Estate.

Good main road communications are provided to surrounding areas with Birksland Street providing direct access to both Bowling Back Lane and Leeds Road which in turn give access to the A650 Wakefield Road and the A6177 Sticker Lane, which forms part of Bradford Outer Ring Road. The nearby motorway network can then be easily accessed with main arterial routes giving direct access to the M606 located approximately 2 miles to the south-east.

## DESCRIPTION

The property provides a total site area of approximately 0.328 hectares (0.812 acres). The site previously included an engineering building and yard which has now been demolished, leaving a relatively level site, with substantial frontage to Birksland Street and frontage to the railway line. We understand that access to the site is also available on Birkshall Lane, part of which we understand is within the ownership of the property.

The site is considered suitable for a wide variety of uses subject to appropriate consents being obtained.

## RATING ASSESSMENT

The property will require re-assessment upon occupation for rating purposes.

## PLANNING CONSENT

Prospective purchasers should make their own enquiries as to their proposed planning uses for the property via direct contact with City of Bradford Metropolitan District Council.

## PRICE

Offers are invited in the region on £175,000 - subject to contract (plus VAT – if appropriate) for the freehold interest with full vacant possession.

## VAT

VAT will be charged at the prevailing rate – if applicable.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is not required.

## VIEWING

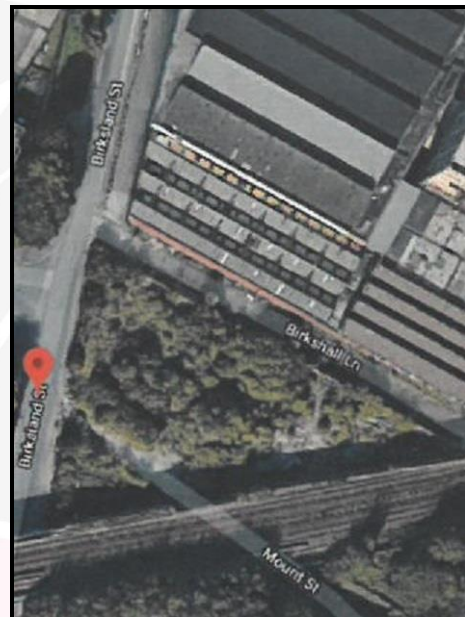
The property may be viewed at any time from the adjoining public highway.

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