



**DEVELOPMENT SITE
FILEY STREET/CARROLL STREET/HAMMERTON STREET
BRADFORD, BD3**



FOR SALE

**Well Located Development Site
Extending to Approximately 0.221 Hectares (0.546 Acres)
In an Established Commercial Area – just off Leeds Road
To the East of Bradford City Centre
Suitable for A Variety of Uses (Subject to Planning)**

PRICE UPON APPLICATION

DEVELOPMENT SITE – FILEY STREET/CARROLL STREET/HAMMERTON STREET, BRADFORD, BD3

LOCATION

The property occupies an edge of centre position, slightly to the east of Bradford City Centre, close to St James' Business Park and the Shipley Airedale Road (A650). The site, which has frontages to Filey Street, Carroll Street and Hammerton Street, is easily accessible from Leeds Road (A647) and is situated just to the side of a large facility occupied by Yorkshire Building Society.

Bradford Leisure Exchange, which includes a large cinema, restaurants, bowling alley and hotel, together with multi-storey car park are a few hundred yards to the south-west and, the property provides excellent access to Bradford City Centre, with the nearby Broadway Shopping Centre.

DEVELOPMENT SITE

The site, has substantial frontage to Hammerton Street, Carroll Street and Filey Street, together with an established but shared access from Filey Street. It extends to a total of approximately 0.221 hectares (0.546 acres) and comprises a cleared site of a former industrial building, now considered suitable for a variety of uses – subject to planning consent.

PLANNING

The property does not have an existing planning consent in place. It was previously subject to a now expired consent for the construction of a new office building of 32,000 sq. ft. with 91 car parking spaces. This consent has expired.

The property is considered suitable for a variety of commercial, industrial and other similar uses – subject to consent.

RATING ASSESSMENT

The property is not currently assessed for rating purposes.

PRICE

Upon Application – Vacant possession – Subject to Contract

VAT

We understand the property is not elected for VAT, and VAT will not be chargeable on the sale

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is not required for this property.

VIEWING

The property may be viewed at any time from the adjoining public highway. For further information please contact the sole selling agents: -

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

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