



**9 FILEY STREET
BRADFORD, BD3 9QH**



FOR SALE

**Vacant Workshop, Storage & Industrial Property
Extending to a Total of 1,013.87 sq. m. (10,913 sq. ft.)
With Potential for Redevelopment for Alternative Uses
(Subject to Planning Consent)**

PRICE – Offers in Excess of £200,000 - Subject to Contract

9 FILEY STREET, BRADFORD, BD3 9QH

LOCATION

The property is situated a short distance west of Bradford City Centre, occupying a corner position at the junction of Filey Street and Wenlock Street, close to A647 – Leeds Road and A650 Shipley Airedale Road, which forms part of Bradford's Outer Ring Road. The property is immediately adjacent to St James' Business Park, where reconstruction of a substantial former office building is taking place, to provide banqueting suite, catering college etc. Other buildings within St James' Business Park have recently been refurbished for alternative uses, including the reconstruction of Augustus House to provide 50 x 1-bedroom apartments. Occupiers nearby include Yorkshire Building Society, Last Cawthra Feather, Pulse Radio and Gordons Solicitors.

DESCRIPTION

The property comprises a multi-storey commercial building offering a mixture of workshop and storage facilities across four levels to include lower ground floor/basement. Pedestrian access is provided from the corner frontage and, both main frontages benefit from roller shutter drive-in loading doors to the lower ground floor area.

ACCOMMODATION

The property offers the following approximate gross internal floor areas:-

Basement	182.88 sq. m.	(1,969 sq. ft.)
Lower Ground Floor	128.04 sq. m.	(1,378 sq. ft.)
Upper Ground Floor	197.00 sq. m.	(2,121 sq. ft.)
First Floor	277.67 sq. m.	(2,989 sq. ft.)
Second Floor	228.23 sq. m.	(2,457 sq. ft.)

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Address:	9 Filey Street, Bradford, BD1 5LN
Description:	Warehouse Land and Premises
Rateable Value:	£12,500

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

PRICE

Offers are invited in excess of £200,000 subject to contract for the freehold interest with vacant possession (Plus VAT – if appropriate)

VAT

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

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is:-

E - 116

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

(October 2018 – 4429 / MAJB)



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 (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company 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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