



**MOUNT STREET MILLS  
MOUNT STREET  
BRADFORD, BD3 9RJ**



**FOR SALE**

**Substantial Works/Warehouse & Office Building  
Extending to a Total Gross Internal Floor Area of Approximately  
3,013.98 sq. m. (32,550 sq. ft.)  
With Yard Area & Substantial Frontage to Mount Street**

**PRICE – Offers in the Region of £495,000 – Subject to Contract**

# MOUNT STREET MILLS, MOUNT STREET, BRADFORD, BD3 9RJ

## LOCATION

The property is situated with substantial frontage to Mount Street, close to its junction with Edderthorpe Street, being situated slightly to the south of A647 – Leeds Road, being approximately ½ mile east of Bradford City Centre.

The surrounding area is predominantly industrial in nature and nearby occupiers include Bower Green Warehousing, Elliott Musgrave, Power Equipment Repairs, Red Group Scaffolding, Lindstrom, Bradford Grinders etc.

In the immediate vicinity there is also Pasha Hookah Bar, Mahmood's Take-Away, Evolve Bridal Studio and many other retailers etc. located on Leeds Road.

On-street car parking is available in Mount Street.

## DESCRIPTION

The property comprises a substantial 3-storey works, warehouse and office building, together with basement storage. It has a small yard area to the eastern end of the property providing drive-in access to the ground floor warehouse area, and substantial frontage to Mount Street. The lower ground floor currently provides basement storage facilities, the ground floor warehousing and the first floor previously being occupied as a large number of individual offices of varying sizes and nature. The second floor (attic level) is suitable for storage and industrial purposes.

## ACCOMMODATION

The property has the following approximate gross internal floor areas:

Basement	431.98 sq. m.	(4,650 sq. ft.)
Ground Floor (Lower Level)	863.99 sq. m.	(9,300 sq. ft.)
First Floor	863.99 sq. m.	(9,300 sq. ft.)
Second Floor	863.99 sq. m.	(9,300 sq. ft.)

**Total Gross Internal Floor Area Approx. 3,013.98 sq. m. (32,550 sq. ft.)**

## External

Yard area with drive-in access to ground floor warehousing area.

## RATING ASSESSMENT

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

Address	Description	Rateable Value
Rooms 10-13 1 <sup>st</sup> Floor, Mount Street Mills, Bradford, BD3 9RJ	Offices & Premises	£2,950
Rooms 14-26 1 <sup>st</sup> Floor, Mount Street Mills, Bradford, BD3 9RJ	Offices & Premises	£12,000

2 <sup>nd</sup> Floor, Mount Street Mills, Bradford, BD3 9RJ	Warehouse & Premises	£7,200
Rooms 5-9 1 <sup>st</sup> Floor, Mount Street Mills, Bradford, BD3 9RJ	Offices & Premises	£6,400
Rooms 3 & 4 1 <sup>st</sup> Floor, Mount Street Mills, Bradford, BD3 9RJ	Offices & Premises	£1,200
Rooms 31 & 32 1 <sup>st</sup> Floor, Mount Street Mills, Bradford, BD3 9RJ	Offices & Premises	£1,475
Rooms 27-30 1 <sup>st</sup> Floor, Mount Street Mills, Bradford, BD3 9RJ	Offices & Premises	£4,050

The Uniform Business Rate for 2019/2020 is 50.4 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 for the premises.

## PRICE

Offers are invited in the region on £495,000 subject to contract for the freehold interest with full vacant possession upon completion.

## VAT

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

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

## VIEWING

Strictly by prior appointment with the sole selling agents:-

**Mark Brearley & Company – Tel: 01274 595999**

Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)

Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)

(September 2019 – Amended March 2020 – 6481 / 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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