



**3 CAPTAIN STREET  
BRADFORD, BD1 4HA**



**FOR SALE**

**Works/Warehouse, Car Park etc.  
Extending to a Total of Approximately 847.73 sq. m. (9,125 sq. ft.)  
Suitable for Alternative Use or Development  
(Subject to Appropriate Consents)**

**PRICE – Offers in the Region of £285,000 Subject to Contract**

# 3 CAPTAIN STREET, BRADFORD, BD1 4HA

## LOCATION

The property is situated with frontage and access from Captain Street at its junction with Cross Sun Street, just off Bolton Road, within the northern section of Bradford City Centre. The property is strategically well-located giving access not only to the city centre and the nearby Broadway Shopping Centre (only a few hundred yards to the south) but also via nearby Canal Road to the Shipley Airedale Route (A650) which runs to the rear of the subject property and provides excellent vehicular access through to Shipley, Bingley, Keighley, Guiseley and beyond. To the south, the A650 also provides access to Leeds Road and hence to the Leeds conurbation, south to the M606/M621 and M62 motorways and the associated motorway network.

The property is more particularly situated in an established but mixed area near to the Corn Dolly public house and close to Exa Networks who occupy a nearby large office building on Bolton Road. The former Forster Community College on Captain Street has recently been converted to provide 24 x high quality apartments and nearby is Napoleons Club & Restaurant. Forster Square Retail Park and Forster Square Station with its direct trains through to Leeds etc. are located nearby.

## DESCRIPTION

The property comprises a 3-storey plus basement works/warehouse building, together with a single storey stone-built extension, providing loading area. Externally, there is a yard area for loading, a forecourt area and, an adjoining car park which means that approximately 14 x car parking spaces are immediately available.

## ACCOMMODATION

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

### Ground Floor

Main Building	222.97 sq. m.	(2,400 sq. ft.)
Loading Bay	43.76 sq. m.	(471 sq. ft.)

### First Floor

Offices/Store	228.08 sq. m.	(2,455 sq. ft.)
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### Second Floor

Stores	228.08 sq. m.	(2,455 sq. ft.)
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### Basement

Store	124.86 sq. m.	(1,344 sq. ft.)
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Total Gross Internal Floor Area Approx.	847.73 sq. m.	(9,125 sq. ft.)
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## External

Car parking and loading for approximately 14 vehicles.

## RATING ASSESSMENT

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

Description:	Warehouse and Premises
Rateable Value:	£12,000

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.

## PRICE

Offers are invited in the region on £285,000 subject to contract with full vacant possession upon completion (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 EPC rating (Energy Performance Certificate) for the property is:-

E - 114

## 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)**

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**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.

13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049