



**NAPIER WORKS
LEEDS ROAD / BRADFORD LANE
BRADFORD, BD3 8LP**



FOR SALE

**Part Single, Part Two Storey Workshop/Storage Building,
with Shared Yard, having a Total Gross Internal Area of
310.28 sqm (3,340 sqft)**

PRICE - £225,000 Subject to Contract

NAPIER WORKS, LEEDS ROAD / BRADFORD LANE BRADFORD, BD3 8LG

LOCATION

The property is located to the rear of Leeds Road (A647) approx. 1.5 miles East of Bradford City Centre and close to the junction of Leeds Road with Killinghall Road/Laisterdyke (A6110 – Bradford Outer Ring Road).

The property has access from Bradford Lane, and Napier Street.

Nearby occupiers include IceStone Desserts, Riwayah Fashions, Koh-i-Noor, Day Express Convenience Store, and Motif Bridal. Nearby are Suede, Mother Hubbards Fish & Chips

DESCRIPTION

Part Single, part Two Storey Workshop/Stores Building, providing two workshops at ground floor level, and Stores etc above.

ACCOMMODATION

According to our measurements taken on site, the property offers the following gross internal floor areas:-

Ground Floor

Workshop 1	87.22 sqm	(939 sqft)
Workshop 2	118.71 sqm	(1,278 sqft)

First Floor

Stores etc	104.35 sqm	(1,123 sqft)
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Approximate Total Gross Internal Floor Area

310.28 sqm (3,340 sqft)

External

Shared yard area

SERVICES

The property benefits from the provision of mains electric, water and drainage.

Please Note: None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

OUTGOINGS

We understand the property to be assessed for Uniform Business Rates as follows:-

Description:	Warehouse and Premises
Rateable Value:	£6,800

The Uniform Business Rate for 2022/2023 is 51.2 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

The property is offered for sale on a freehold basis with offers invited in the region of £225,000 – Subject to Contract

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(Nov 2022 – 7012 / 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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