



**117 HALL LANE
BRADFORD
BD4 7DF**



FOR SALE

**Bespoke Cold Store Unit of approx. 390.44 sqm (4,203 sqft)
Internal Eaves Height 8.50 m (27'10")
New access door to be provided – bespoke Forklift available to buy.**

PRICE - £400,000 Plus VAT Subject to Contract

117 HALL LANE BRADFORD, BD4 7DF

LOCATION

The property is located at the junction of Hall lane, and Eastwood Street approx. ¼ mile south of Bradford City Centre, in an established commercial area. The property has good access to both the ring road, and motorway network.

Other occupiers nearby include Seal International, MBA Yarns, Pakeezah Gourmet, Saif Linen Etc.

DESCRIPTION

The property comprises a 3-storey stone-built mill building that has been adapted to provide predominantly single storey lofty warehouse accommodation, the majority of the upper floors of the building having been taken out.

To the ground floor there is the open plan warehouse and ancillary areas, whilst at first floor there is a staff room, kitchen and toilet. The warehouse has an internal eaves height of around 8.50m (27' 10") with drive-in loading access provided via a roller shutter door from Eastwood Street.

Within the building has been installed a bespoke cold store unit which is approximately 20 years old. It is fitted with two rows of racking with a centre aisle for reach truck access. In total there are 26 bays which provide 400+ pallet spaces of storage

The Vendor/Landlord is to install an enlarged loading door from Eastwood Street

ACCOMMODATION

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

Ground Floor

Cold Store	306.38 sqm	(3,298 sqft)
Loading/Ancillary	46.91 sqm	(505 sqft)

Mezzanine/First Floor

Office, Staff etc	37.15 sqm	(400 sqft)
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Approximate Total Net Internal Floor Area

390.44 sqm	(4,203 sqft)
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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:	£16,250

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

£400,000 plus VAT, with Vacant Possession Subject to Contract

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-
D - 95

VAT

The property is elected for VAT, and VAT will be chargeable on the purchase price.

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 purchaser.

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

(Feb 2023 – Amended June 2023 – 7043 / 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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