

FOR SALE

**ST STEPHEN'S MILL
RIPLEY STREET
BRADFORD
BD5 7JW**

- INDUSTRIAL & COMMERCIAL INVESTMENT COMPLEX
- 8 SELF-CONTAINED UNITS
- GIA OF 5,803 SQ MTRS (62,467 SQ FT) ON A SITE OF 0.55 HECTARE (1.36 ACRES)
- CURRENT GROSS INCOME OF £71,600 PA
- LOW CAPITAL VALUE RATE OF £20 PER SQ FT
- VARIOUS ASSET MANAGEMENT OPPORTUNITIES



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Location

The property is located in the city of Bradford around ¾ mile south of the city centre occupying a prominent position accessed off Ripley Street with frontage to Manchester Road (A641), a principal arterial route.

The M606 motorway is within 1 mile of the complex, this giving direct access through to the main motorway network.

Description

The property comprises a mixed commercial and industrial investment complex currently configured to provide eight separate units.

Uses for the units include a retail warehouse, café and gymnasium, recording studio, workshops, a church, offices and stores.

Externally, there are yard areas to the side and rear of the buildings providing on-site parking provision together with loading and access arrangements.

Accommodation

The gross internal floor area of the complex as afforded by the units extends to around 5,803 sq m (62,467 sq ft), this on a site extending to some 0.55 hectare (1.36 acres).

EPC

The Energy Performance Assessment Rating for the units within the complex is detailed on a tenancy schedule that is available to seriously interested parties.

Tenancy Information

Of the eight units within the complex, seven are tenanted and the remaining one is currently owner-occupied.

The current gross rental income is £71,600 per annum and there is the opportunity to increase this through a letting of the owner-occupied areas and regearing of the existing tenancies.

A schedule summarising the tenancy position together with the rating and EPC assessments for the units is available to seriously interested parties.



Tenure

The property is held freehold.

Price

Offers are invited in excess of £1.25m plus VAT.

Viewing

For further information and viewing arrangements, please contact:

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Oct-23



Raven House, Kings Gate, Bradford BD1 4SJ

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