

bramleys

For Sale

**934 Bradford Road
Birstall West Yorkshire
WF17 9PH**

**Asking Price:
£400,000**

(Business Unaffected)



5 STOREY MILL BUILDING WITH SINGLE STOREY EXTENSIONS

1,179.49m² (12,696ft²)

- Positioned fronting the A652 Bradford Road on the edge of Birstall town centre
- Good access to Junction 27 of the M62 motorway network
- Ground & first floors currently used for retail and benefitting from self-contained yard and loading area

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ACCOMMODATION

Building	Floor	Details	m ²	ft ²
1	Ground	Showroom accommodation	219.73	2,365
	First	Open plan showroom accommodation	207.86	2,237
	Second	Part showroom/ Storage accommodation	214.46	2,308
	Third	Storage	214.34	2,307
	Fourth	Attic/Store	215.97	2,325
2	Ground	Single storey workshop to side of main mill and accessed via loading bay	99.64	1,073
TOTAL			1,179.49	12,696

DESCRIPTION

The property comprises a substantial 5 storey stone built former mill building which has been occupied for a number of years by Birstall Mill Carpets with retail showroom accommodation to the ground and first floor, and upper levels utilised for storage and ancillary staff accommodation.

The sale includes the loading area to the side and a single storey workshop, with the overall floor area extending to 1,179.49m² (12,696ft²).

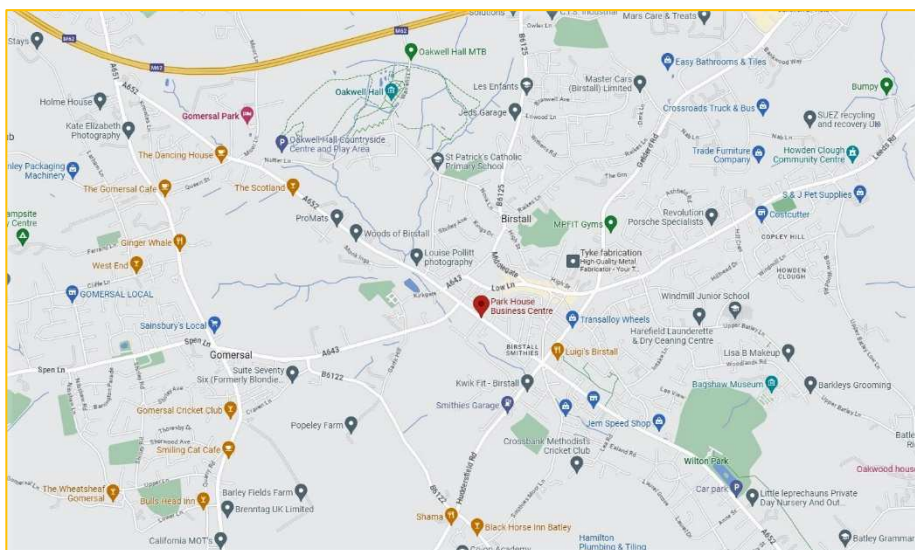
The property is to be sold with vacant possession and provides an excellent opportunity for an investor, occupier or developer to acquire freehold former mill premises which are suitable for a wide range of commercial purposes or alternatively conversion into alternative uses, subject to planning.

The business has been trading for a number of years and is available for acquisition as part of the sale of the property subject to separate negotiations with the vendor.

LOCATION

Birstall is a small town within the Kirklees Local Authority and in addition to having good access to the M62 motorway is only approximately five miles from Leeds city centre.

The property is positioned fronting the A652 Bradford Road on the edge of Birstall town centre. It is opposite the PPG Architectural Coatings factory and is within walking distance of the amenities provided by Birstall town centre and approximately 2 miles from Junction 27 of the M62 motorway network. It is also well positioned for access to Junction 26 of the M62 at Chain Bar to the west. It is accordingly well positioned for commuting to the surrounding towns and cities of Bradford, Leeds, Huddersfield, Wakefield and Manchester.



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OUTSIDE

There is a covered loading bay accessed via a timber loading door from Bradford Road within the front elevation leading to the loading area of Building 3 via a cobbled yard which is self-contained to the property.

ASKING PRICE

£400,000.

VAT

VAT is chargeable on the property and we therefore recommend that seriously interested parties seek the appropriate legal advice.

TENURE

Freehold.

The property is currently held under a Title Reference No. WYK312178 which includes the mill building to the rear which is not being transferred.

VIEWING

Contact the Agents.

Bramleys

Jonathan J Wilson BSc(Hons) MRICS

Mob: 07766 774500

Jonathan.wilson@bramleys1.co.uk

PLANNING

The property would suit redevelopment or conversion, subject to obtaining planning permission and the purchaser's own plans and requirements.

LOCAL PLANNING AUTHORITY

Kirklees Metropolitan Council

Planning Service, PO Box B93

Civic Centre, Off Market Street, Huddersfield HD1 2JR

SERVICES

The property benefits from having mains gas, electricity, water and sewer drainage connected. These do however need to be split from the adjoining building.

RATEABLE VALUE & UNIFORM BUSINESS RATES

Ground Floor Showroom & Stores £13,000

Ground Floor Rear £12,750

Remainder to be advised.

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/51.2p/£ (2023/24).

EPC To be assessed.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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