



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**FOR SALE**

# **FACTORY/WAREHOUSE**

**VICTORIA MILLS, RUTLAND STREET/  
WAKEFIELD ROAD, BRADFORD, BD4 7EA**

179.86 m<sup>2</sup> (11,624 sq ft) excluding useful basement



- Prominent position to Wakefield Road
- Established industrial and trade location
- Lofty loading bay and tall loading door

**0113 2348999**

## Location

The premises are located occupying a prominent position at Rutland Street's junction with Wakefield Road (A650) approximately 0.5 miles to the south east of Bradford city centre. The premises are located within an established light industrial and trade area of the city.

## Description

The premises comprise a three storey and basement predominantly stone built former mill building under a three bay pitched interlocking concrete tiled roof with lofty internal loading bay. The property has a concrete floor to the basement and loading bay, suspended timber floors to the remainder of the accommodation.



## Gross Internal Floor Area

**1,079.86m<sup>2</sup> (11,624 sq ft)\***

\*excluding the useful basement storage area of 329.15m<sup>2</sup> (3,543 sq ft)

## Services

Mains three phase electricity, water and drainage are connected to the property which has limited and basic installations. Prospective purchasers must satisfy themselves with regard to the condition and capacity of services and installations.

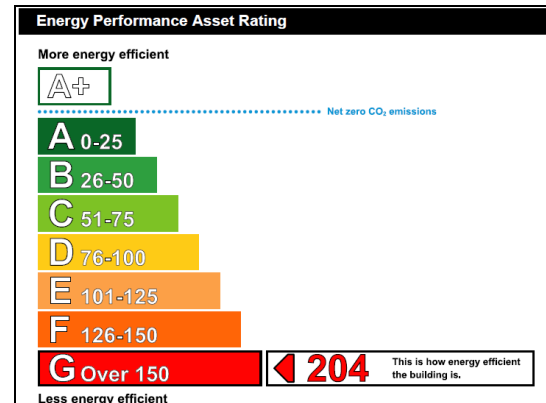
## Tenure

Freehold.

## Advertising Hoardings

The property is subject to two advertising hoarding agreements with PrimeSight generating an annual rent of £3,600 per annum. Further details available upon application.

## Energy Performance Certificate



## Rating

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Warehouse & Premises RV £14,000

The National Uniform Business Rate for 2017/18 for rating assessments at this level is 46.6p in the £.

## Price

Offers in the region of £150,000, subject to contract.

## VAT

The purchase price is exclusive of VAT, if applicable.

## Legal Costs

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

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Andrew Steel  
Ben Preston

Tel: 0113 234 8999  
[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)  
[ben@michaelstel.co.uk](mailto:ben@michaelstel.co.uk)

**Our Ref: 2354/A/S**  
**May 2017**

**Subject to Contract**



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**Michael Steel & Co** conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.