



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of TTT Properties

PRELIMINARY ANNOUNCEMENT

FOR SALE

INCOME PRODUCING INDUSTRIAL INVESTMENT

**422 BRADFORD ROAD/5 & 7 CHEAPSIDE,
BATLEY, WEST YORKSHIRE, WF17 5LS**

1,596m² (17,175 sq. ft) on 0.42 acres or thereabouts



- Multi occupied industrial/commercial investment fronting the exceptionally busy A652 Bradford Road close to Batley town centre & large Tesco supermarket
- Currently producing a gross income of £36,120 per annum exclusive with potential income up to £53,200 per annum
- Immediate income generation and could be bought in conjunction with part Cardwell Terrace, Savile Town (Dewsbury)

For further information please contact Alec Michael or Ben Preston
alec@michaelsteel.co.uk or ben@michaelsteel.co.uk

Our Ref: 3465/A/M

November 2023

Subject to Contract

0113 2348999



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www.michaelsteel.co.uk

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.