



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE
(As a whole or in sections)

HIGH PROFILE INCOMING PRODUCING INDUSTRIAL INVESTMENT

**DOCK ING MILL, 535-565 BRADFORD ROAD,
BATLEY, WF17 8HB**

2,595 m² (27,929 sq ft) on 1.1 acres



- Predominantly single storey industrial complex part income producing generating nearly £50,000 per annum exclusive
- Strategically located in highly prominent position immediately adjacent A652 Bradford Road
- Potential to significantly increase income with vacant space

0113 2348999

Location

Dock Ing Mills, 535-565 Bradford Road, Batley is situated with a highly prominent frontage to the A652 Bradford Road only a short distance from Batley town centre and approximately two miles to the north west of Dewsbury. The A652 Bradford Road links Dewsbury with Bradford, via Birstall, and allows access to the majority of main arterial routes serving the North Kirklees/Heavy Woollen district.

The A652 Bradford Road junction with the main A62 Leeds Road is less than two miles to the north and provides direct access to both junctions 25 and 27 of the M62 (at Brighouse and Birstall respectively). These junctions of the M62, along with junction 26 at Cleckheaton, are all within a seven mile radius and junction 40 of the M1 is within 10 miles.

Description

Dock Ing Mill, 535-565 Bradford Road comprises a predominantly single storey former weaving shed which previously formed part of a larger complex and has been sub divided into separate ownership. Part of the premises dates back to circa 1899 of traditional construction being stone built under a north light roof.

Part of the complex is two storey, fronting the main Bradford Road, in addition to the display area.

Externally the premises benefit from a yard/driveway immediately adjacent providing access for vehicles and some onsite parking. Some buildings had been demolished on site to improve external provisions.

Accommodation

Unit 1	706.88 m ² (7,609 sq ft)
Unit 2 (part single part two storey)	225.66 m ² (2,429 sq ft)
Unit 3 (first floor)	58.60 m ² (631 sq ft)
Unit 4 (ground floor inc display area)	342.01 m ² (3,682 sq ft)
Vacant unit	1,261.35 m ² (13,578 sq ft)
Gross Internal Floor Area	2,594.52 m² (27,929 sq ft)
Total Site Area	0.45 ha (1.1 acres)

Services

We are advised that mains water, sewer drainage, electricity and gas are available to Dock Ing Mills in addition to individual heating and lighting. However no tests have been carried out on any of the aforementioned services and therefore we are unable to comment as to their condition or capacity.

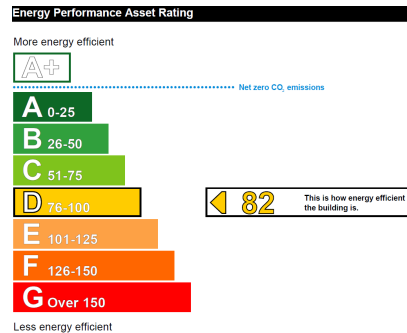
Rating

We are verbally advised by Kirklees Metropolitan Council that individual units at Dock Ing Mills are separately assessed for rating purposes.

A full schedule of assessments is available upon request with part required to be assessed upon occupation. The National Uniform Business Rate for 2012/13 is 45.8p in the £, ignoring transitional phasing relief and allowances to small businesses.

Interested parties should satisfy themselves with regard to all rating and planning matters direct with Kirklees Metropolitan Council Tel: 01484 221000.

Energy Performance Certificate



Tenancies

A schedule of tenancies is available upon request.

We are advised that tenants at Dock Ing Mills occupy by way of three year renewable leases/tenancy agreements (incorporating some flexibility) and are responsible for maintenance and upkeep, non domestic rating and contributions towards building insurance along with services/outgoings.

The present income from Dock Ing Mills is approximately £49,608 per annum exclusive although there is the potential to significantly increase this once vacant space has been let.

Price

Offers in the region of £1m (exclusive of VAT).

Alternatively offers submitted for individual sections will be considered.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

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Updated November 2012

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Subject to Contract



Michael Steel & Co
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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.