



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

**(As a whole or in sections)**

## **PART LET INVESTMENT WITH REDEVELOPMENT POTENTIAL**

**WENSLEYDALE MILLS, 831 BRADFORD ROAD,  
BIRSTALL, WF17 8NN**

1,420 m<sup>2</sup> (16,474 sq ft) on 0.9 acres



- Part occupied/income producing with current rent £21,400 pa
- Situated in a highly prominent position close with significant frontage to the main A652 Bradford Road
- Redevelopment/refurbishment potential to generate further income

**0113 2348999**

## Location

Wensleydale Mill, 831 Bradford Road, Birstall is situated in a high profile position immediately adjacent the main A652 Bradford Road close to its intersection with the main A62 Leeds Road.

In addition to being well located for access throughout North Kirklees/Heavy Woollen district, Wensleydale Mill benefits from easy access to the motorway network including Junctions 26 (Cleckheaton) and Junction 27 (Birstall) of the M62, which includes Showcase Cinema and Junction 27 Retail Park with occupier Currys, Barker & Stonehouse, Ikea, Toys 'R' Us, Next etc.

## Description

Wensleydale Mill comprises a two storey office building to the front of the site being stone and block built under a flat roof in addition to the main occupied building being steel portal framed single storey of concrete block and reconstituted stone construction with profile metal decking to eaves with a pitched corrugated asbestos roof incorporating translucent roof lights.

The remainder of the buildings on site - the majority of which are single storey with some being steel portal framed - are in a poor state of repair and do require refurbishment or selective demolition and rebuilding.

Externally the site benefits from part surfaced access driveways and yard providing on site turning and circulation space, in addition to parking. The buildings in poor condition could be refurbished or alternatively demolished to significantly increase the external space and/or reconfigured (subject to planning).

## Accommodation

Offices (two storey)	191.84 m <sup>2</sup> (2,065 sq ft)
Workshop (Unit 3)	202.16 m <sup>2</sup> (2,176 sq ft)
Additional buildings	1,136 m <sup>2</sup> (12,233 sq ft)

**Gross Internal Floor Area** 1,420.37 m<sup>2</sup> (16,474 sq ft)

**Total Site Area** 0.363 ha (0.9 acres) or thereabouts

## Services

We are advised Wensleydale Mill benefits from mains water, sewer drainage and electricity, along with individual heating and lighting appliances. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Rating

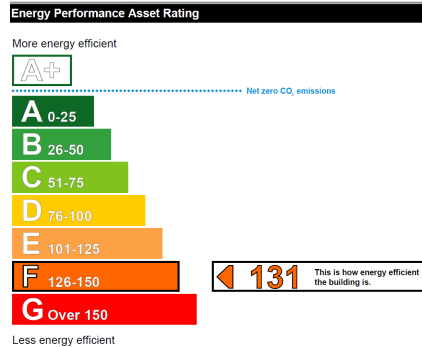
We are verbally advised by Kirklees Metropolitan Council that Wensleydale Mill is assessed as follows:-

Car wash & premises	RV £6,000
Office 1	RV £1,850
Offices & premises	RV £11,500
Offices & premises	RV £10,250
Unit 3	RV £5,300

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 on 01484 221000.

## Energy Performance Certificate



## Tenancies

A schedule of tenancies is available upon request.

We are advised the occupiers of Wensleydale Mill occupy by way of three year renewable leases/tenancy agreements (including flexibility) and are responsible for maintenance and upkeep, non domestic rating and contributing towards building insurance along with services/outgoings.

The present income from Wensleydale Mill is £21,400 per annum exclusive with the potential to increase this from the refurbishment/redevelopment of the vacant buildings.

## Price

Offers in the region of £600,000 (exclusive of VAT).

The premises could be sold in sections and offers invited.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)

**Our Ref: 1477/A/M**  
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**Subject to Contract**



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