



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

MULTI OCCUPIED INCOME PRODUCING INVESTMENT

**100 BRADFORD ROAD, DEWSBURY,
WEST YORKSHIRE, WF13 2EF**

1,442m² (15,526 sq ft)



- Fully occupied multi storey industrial premises generating gross income of £50,744 per annum exclusive
- Strategically located with frontage to exceptionally busy A652 Bradford Road only a short distance from Dewsbury town centre
- Located adjacent Dewsbury Fire Station & near the new Kirklees College (Springfield Sixth Form Centre)

0113 2348999

Location

100 Bradford Road is prominently located fronting the A652 Bradford Road on the junction with Ward Street. The property is situated on the eastern side of Bradford Road opposite Carlton Road (and the new Dewsbury Fire Station) and only a short distance from the new Kirklees College Campus (Springfield Sixth Form Centre).

The property is located less than 1 mile north of Dewsbury town centre in an area of mixed commercial/industrial uses. Junction 40 of the M1 lies approximately 5 miles to the east.

Description

100 Bradford Road comprises a stone built three storey and basement industrial building, plus a single storey extension (within the side yard). The premises have been multi occupied for some time with four self contained tenants.



The premises benefit from a yard area adjacent the side elevation of the building, in addition to on street car parking upon Ward Street.

Accommodation

Second floor	484.75m ² (5,218 sq ft)
First floor	468.64m ² (5,044 sq ft)
Ground floor	259.07m ² (2,789 sq ft)
Basement	174.03m ² (1,873 sq ft)
Single storey workshop/garage	55.96m ² (602 sq ft)

Gross Internal Floor Area (inc. basement) 1,442.45m² (15,526 sq ft)

Services

We are advised the premises benefit from all main services including three phase electricity, water and sewer drainage, in addition to individual appliances including lighting. 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.

EPC

Ground floor	D (85)
First floor	C (57)
Second floor	C (72)

Rating

We are advised by the Valuation Office website the premises are assessed as follows:-

Unit 1 (ground floor)	RV £6,000
Unit 2 (first floor)	RV £5,600
Unit 3 (first floor offices)	RV £1,475
Unit 4 (second floor)	RV £3,950

The National Uniform Business Rate for 2021/22 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Tenancies

The premises are occupied on the following basis:-

Unit 1 ground floor & basement by way of a 3 year lease from July 2020 paying £9,984 per annum exclusive.

Unit 2 first floor by way of a 3 year lease incorporating a tenant option to break after 12 months with a rent of £20,800 per annum exclusive.

Unit 4 second floor by gym operator on a 5 year lease from November 2020 with a tenant option to break after 3 years and a rent of £14,560 per annum exclusive.

Garage/workshop let by way of a 12 month agreement from July 2021 with a rent of £5,800 per annum exclusive.

Gross Income £50,744 per annum exclusive

Additional information relating to all tenancies and leases are available upon request.

Price

Seeking offers in the region of £595,000.

VAT

All rents and prices are quoted exclusive of VAT and VAT to be charged at the appropriate rate if applicable.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Ben Preston
Richard Barker
Alec Michael
Our Ref: 3146/A/M
October 2021

Tel: 0113 234 8999
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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.