

FOR SALE **BUSINESSES UNAFFECTED**  
GOOD QUALITY MULTI STOREY  
OFFICES/STORAGE/  
WAREHOUSE

**Eddisons**



**12 – 14 ADELAIDE STREET, BRADFORD, BD5 0EA**

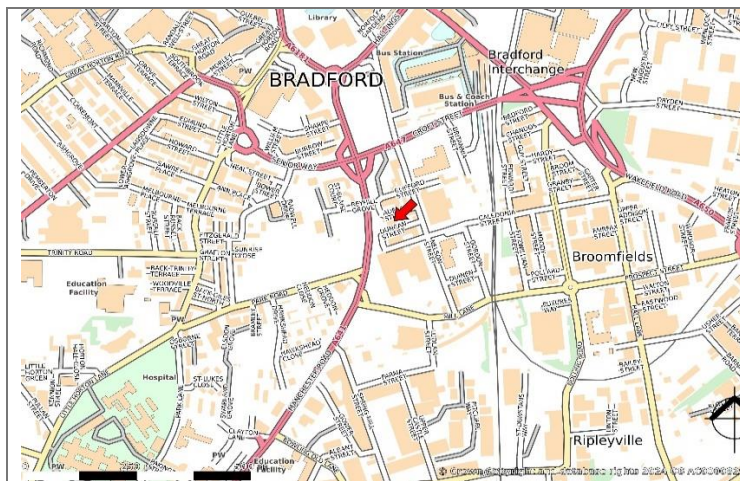
**PRICE - £335,000**

- Good quality office/storage space close to Bradford city centre.
- Includes 7 car parking spaces.
- Had previous planning permission for residential conversion.
- Total rental income of £36,181.30 per annum.

**AVAILABLE SPACE**

2,402.56m<sup>2</sup> (25,852sq ft)





## LOCATION

The property is in an excellent location on Adelaide Street, running off Nelson Street. This is a long established mixed use area with industrial property lying immediately to the north and south.

The premises are approximately ½ mile from Bradford city centre and less than a minute from Manchester Road, one of the main arterial routes in and out of Bradford with the M606 only 2 miles distant.

## DESCRIPTION

The property consists of a four storey plus basement stone built office/storage block under a boarded slate three bay roof. The premises benefit from two staircases, both providing access from the basement to the fifth floor, cast iron pillars, gas fired central heating as well as three phase electrics. In addition, there is a fully functioning conveyor belt from the second to the fifth floor.

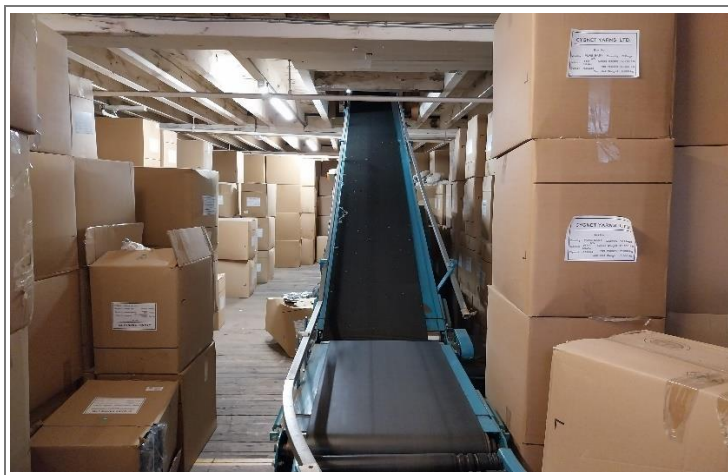
This premises provides offices on the ground and 1st floors with staff/WC and kitchen facilities on both. The ground floor office space will be vacant upon the sale.

Cygnat Yarns occupying the 1st floor office space and the open plan industrial storage on the 1st to 3rd floors will be unaffected upon the sale. They pay an inclusive rental of £30,061.30 pa on an informal lease basis.

The generous basement space is let by means of an informal lease to TVR MADS at a rental of £6,120pa. Furthermore, this contains an electric roller shutter door in working condition.

UNIT	M <sup>2</sup>	SQ FT
Third floor	471.62	5,075
Second floor	471.62	5,075
First floor	471.62	5,075
Ground floor	503.37	5,416
Basement	484.33	5,211
<b>Total approx. GIA</b>	<b>2,402.56</b>	<b>25,852</b>

Externally the property benefits from demised parking opposite the building for 7 vehicles.



## PLANNING

The property has benefitted from previous planning permission granted for conversion of offices and storage to mixed use development of offices, storage and 14 apartments.

Planning reference 14/02506/MAF. All information is available on the Bradford Council Planning Portal.

## RATEABLE VALUE

Description / Warehouse Storage and Office  
Rateable value / £32,250

## EPC

The property has an Energy Performance Asset rating of **C**. Further information is available on request.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The property is available freehold subject to the existing tenants in situ.

Price £335,000 exclusive.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 01274 734101  
Email / matthew.jennings@eddisons.com  
Email / harvey.bland@eddisons.com

**SUBJECT TO CONTRACT**  
FILE REF / 731.4562A (1222194)

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01274 734 101

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

**Eddisons**