



INDUSTRIAL UNIT AND ASSOCIATED LAND (2.04 ACRES) DEVELOPMENT OPPORTUNITY



CARDINAL WORKS

5 Salt Mill Road, Shipley

Guide price £1,000,000 (£1m) plus VAT

Location

The property is located in Shipley and forms part of the Bradford Metropolitan District, 9.5 miles north west of Leeds, 3 miles north of Bradford and 6 miles south east of Keighley.

Description

The property comprises part multi storey industrial units providing total accommodation of approximately 67,810 sq ft on a GIA basis.

The site includes an adequately sized surfaced yard and car parking area, palisade fencing and a sloping grassed section to the west of the site. The total site size is circa 2.04 Acres (off plan).

Tenure

The property is available on a freehold basis with a guide price of £1,000,000 (£1m) plus VAT

Rates

Interested parties are advised to make their own enquiries with the local authority regarding business rates attracted by this property.

Planning

We are advised by the Local Authority planning department that:

- The property is not listed.
- The property is not within a Conservation Area.
- The property is not within a specifically allocated zone on the Local Development Framework.

VAT

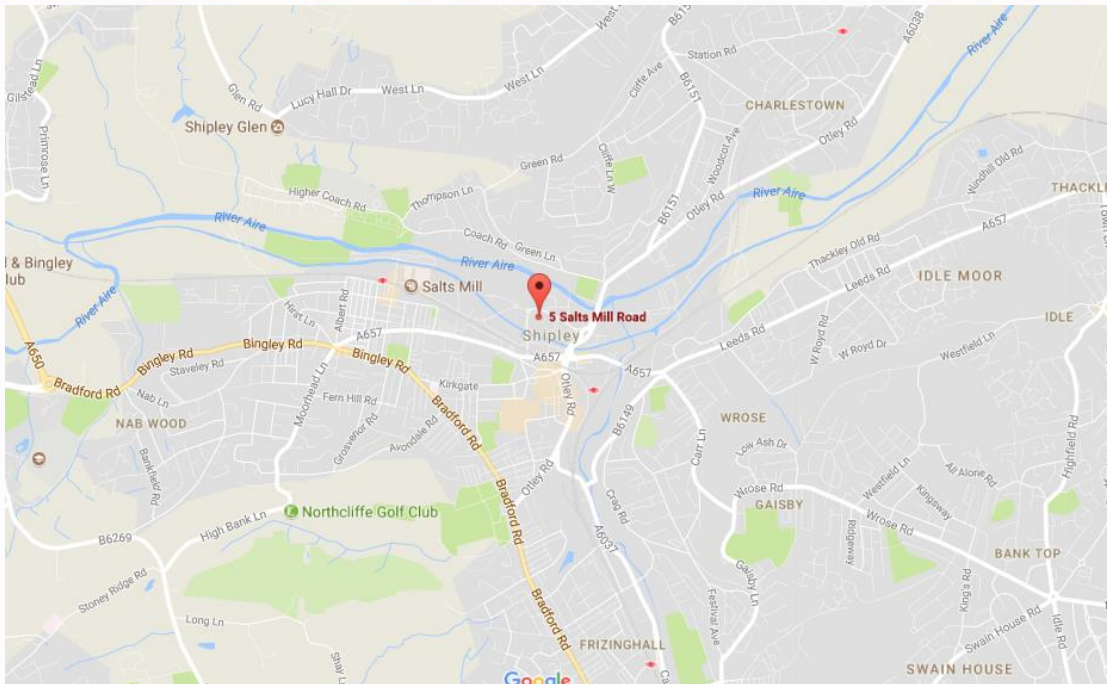
VAT may be applicable to this sale.

Legal costs

Each party is responsible for their own legal costs incurred in the transaction

Viewing

Viewings can be arranged by contacting David Watson at Fawley Watson Booth- 0113 234 7900. David@fawleywatsonbooth.com



ALL TRANSACTIONS ARE EXCLUSIVE OF VAT
SUBJECT TO CONTRACT

www.fawleywatsonbooth.com

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