



- Four Storey Detached Stone Mill Building
- Income Producing Investment
- Part Refurbished Flexible Accommodation
- Strong Asset Management Opportunities
- Potential for a Variety of Uses (Subject to Planning)
- Secure Gated Yard Area/Parking

GRANGEFIELD MILL

GRANGEFIELD ROAD, STANNINGLEY, PUDSEY, LS28 6JT

Guide Price: £595,000

LOCATION

The subject property is located within Grangefield Industrial Estate to the northern fringe of Pudsey. The property is situated within close proximity to the Stanningley By-Pass (B6165) which forms part of the Leeds Outer Ring Road. The subject property is approximately 5 miles from Bradford city centre, 6 miles from Leeds city centre and 8 miles from Junction 27 of the M62. Grangefield Industrial Estate is a well-known manufacturing and distribution area, popular with a range of local, national and international businesses.

DESCRIPTION

The subject property is arranged over ground, first and second floors with further ancillary loft/storage accommodation. The building is of traditional stone construction surmounted by a cement and fibreboard pitched roof and benefits from modern uPVC double glazing window units. Internally, the ground floor accommodation is shared by two occupiers and generally comprises open plan workshop and storage accommodation. The first floor generally comprises an open floor plate with a small number of partitioned offices supported by kitchen and WC facilities. The second floor comprises a large open plan floorplate currently fitted for self-storage use comprising a number of storage cages. The third floor comprises open plan ancillary/loft storage accommodation accessed via a staircase.

The property benefits from a service lift providing access to the ground, first and second floors.

Secure gated parking is available to the front of the property for approximately 5 vehicles and secondary parking is available to the side elevation of the property for approximately 4/5 vehicles.

ACCOMMODATION

The following areas have been provided by the Vendors of the property.

	Sq M	Sq Ft
Ground Floor	504	5,425
First Floor	474	5101
Second Floor	369	3972
Third Floor	314	3379
Total	1,661	17,877

OCCUPATIONAL TENANCIES

The property is subject to two occupational leases providing a combined total of £28,881 per annum.

The majority of the first, second and third floors are currently owner occupied and trade as Grangefield Storage, the existing income produced from the storage units totals £47,304 per annum. Part of the accommodation occupied by Grangefield Storage is currently unutilised and it is felt any potential purchasers could further expand the storage and cage capabilities of the building and increase the income received annually. Leasehold details are available on request.

TERMS

The freehold interest is available at a guide price of £595,000.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING AND FURTHER INFORMATION

All enquiries are via the sole agent

Dacres Commercial

Telephone: 0113 386 3100

Reference: Matthew Brear/ Andrew Sutherland

