

THE WOOL MILL

19 Dale Street, Bradford BD1 2HT

FOR SALE

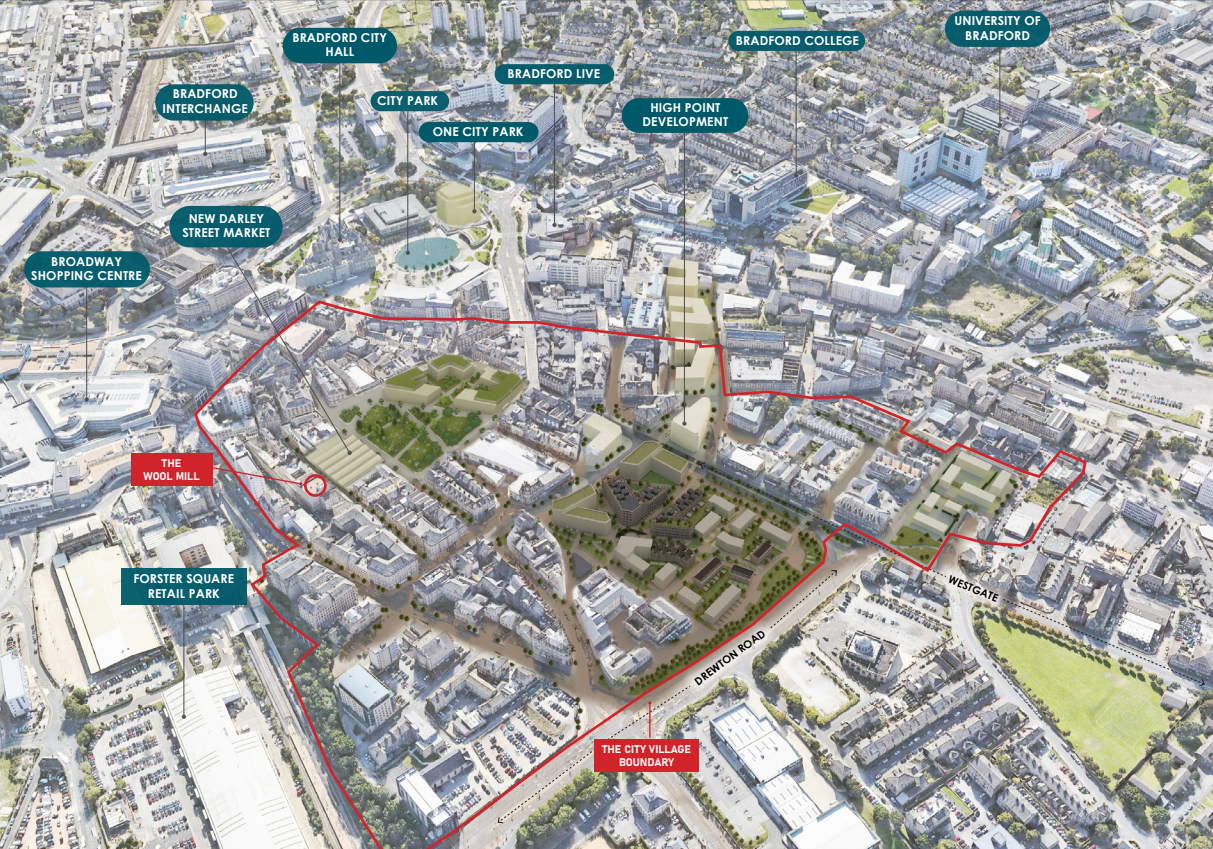
Residential Investment For Sale

- Apartments ranging from 650sq ft to 950 sq ft
- Easily Managed Asset
- Fully Let producing a gross income of £51,840 PA Approx
- Lift serving all floors

Sale Price* - £495,000

***Showing a yield of 10.4%**

***Subject to Contract**



DESCRIPTION

- The property comprises a former wool warehouse over 5 floors being of traditional stone construction. A comprehensive programme of conversion works have been sympathetically undertaken to create 5 urban styled apartments.
- Amenities / specifications include:
 - Secure entrance (with intercom).
 - Passenger lift.
 - Metal framed double glazed units.
 - Open plan kitchen / diner.
 - Patio doors / Juliette balcony to flats 3, 4 and 5.
 - Contemporary finishes throughout.

LOCATION

The Wool Mill is located in the heart of Bradford City Centre conveniently situated opposite Forster Square Train Station (with direct services to Leeds, Aire and Wharfe Valleys etc.) and close to many of the City Centres attractions and amenities including the popular Broadway Shopping Centre, University of Bradford, Alhambra Theatre, numerous bars and restaurants and the award winning Centenary Square / City Park.

Various City Centre development projects are either underway or proposed to include:-



The £120m City Village Residential Scheme (which borders onto Dale St).



NEC operated 3800 person concert arena Bradford Live (scheduled opening 2024)



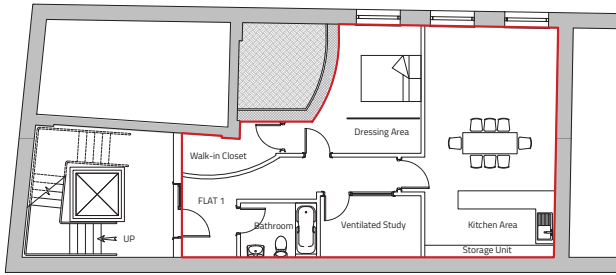
New City Park office development (55,000 sq ft) Part Let to PWC in 2024.



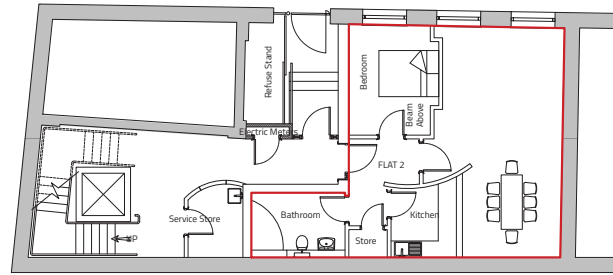
Darley Street Market – a new state of the art market (scheduled opening 2024) and situated to the rear of the Wool Mill.

Tenancy Schedule / Table

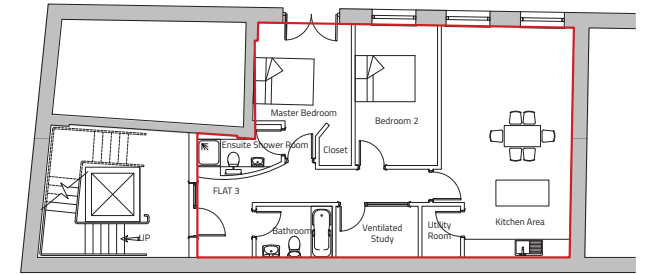
Level	Flat number	Sq M*	Sq Ft*	Rent (PCM)	Rent (Annual)	Additional comments
Basement	1	78	839	£805	£9,660	2 bedrooms 12 months AST from Oct 23
Ground floor	2	61	656	£845	£10,140	1 bedroom plus study 6 months AST from December 2023.
First floor	3	88	£795	£995	£11,940	2 bedrooms plus study 12 month AST from November 2023.
Second floor	4	88	947	£750	£9,000	2 bedrooms plus study 12 months AST from November 2023.
Third floor	5	88	947	£925	£11,100	2 bedrooms plus study. 12 months AST from May 2023
Totals (gross):				£4320	£51,840	



BASEMENT



GROUND FLOOR



FIRST FLOOR



Flat 1 +

78 sqm. 839 sq. ft.



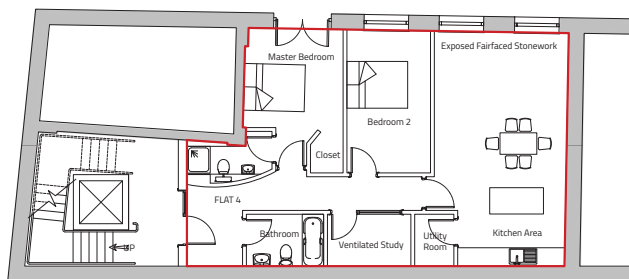
Flat 2 +

61sqm 656sqft

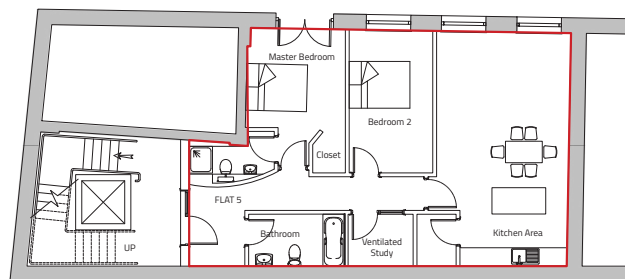


Flat 3 +

88sqm 947sqft



SECOND FLOOR



THIRD FLOOR



Flat 3 +

88sqm 947sqft

Flat 4 +

88sqm 947sqft

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FOR SALE

The Sale is Subject to Contract, and Subject to the Assured Shorthold Tenancies, as listed in the tenancy schedule above

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser

EPCs

APT 1 - D APT 4 - C
APT 1 - C APT 5 - D
APT 1 - C

Viewing/Further Information



Email: Enquiries@markbrearley.co.uk



Email: info@sharmawilliamson.co.uk

MISREPRESENTATION ACT: These particulars and the description and measurements therein are intended only as a guide and do not form part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed and they are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT.

