



Site of the Former Providence Mill Tetley Street, Bradford, BD1 2DN



FOR SALE

**Land / Development Site
Extending to Approximately 0.04 Hectares (0.10 Acres)
Suitable for a Wide Variety of Uses or Development
Subject to the Necessary Planning Consent**

PRICE – Offers in the Region of £200,000 - Subject to Contract

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LOCATION

The property is situated within the "Goitside" area of Central Bradford, on the western periphery of the City Centre, with frontage and access from Tetley Street which in turn is located between Thornton Road and Sunbridge Road.

Development located directly to the rear of the Bradford College "Studio School" and near to residential developments to the south-west on Soho Street and immediately to the north on Sunbridge Road. Nearby is Lord Clyde Public House, Jury's Inn Bradford, Provident Financial Head Office and NCP Car Park / Bradford Southgate.

The property is centrally located, close to not only the City Centre with the nearby Centenary Square, the Bradford Alhambra Theatre and the National Science & Media Museum, but also just to the north of Bradford College and the University of Bradford.

DESCRIPTION

The property comprises a roughly rectangular area of land, with frontage to Tetley Street, which extends to approximately 0.04 hectares (0.10 acres). The site is the former site of Providence Mill, which was destroyed by fire, having previously had a planning consent in 2006 for conversion to residential development to provide 27 x 1 and 2 bedroom apartments.

The site is considered suitable either for further residential development (subject to planning consent), or alternative commercial uses (again subject to necessary consents being obtained).

RATING ASSESSMENT

The property will require re-assessment upon occupation for rating purposes.

PRICE

Offers are invited in the region on £200,000 subject to contract for the freehold interest with vacant possession (Plus VAT – if appropriate).

VAT

VAT will be charged at the prevailing rate – if applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is not required.

VIEWING

The property may be viewed at any time from the adjoining public highway.

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(February 2018 – 2974 / MAJB)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049