

Cumberland House

Cemetery Road, Bradford, West Yorkshire, BD8 9TF



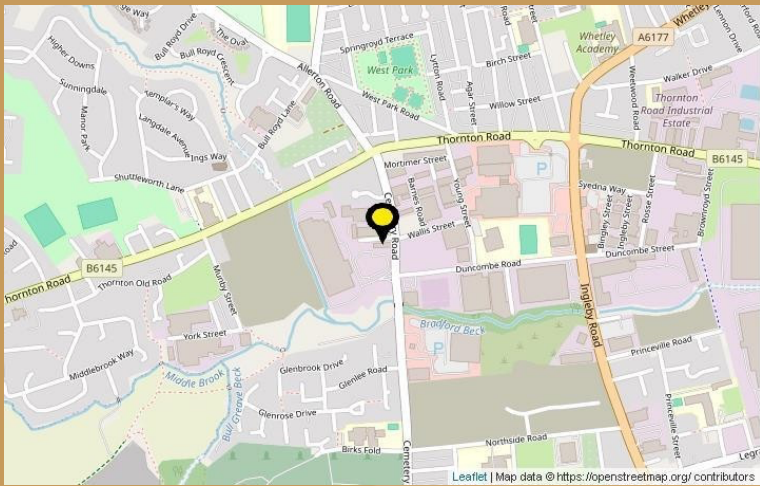
Size: 25,745 ft² (2,391.71 m²)

Price: Offers in the region of £650,000

**Prominent office building with
car parking**

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- Alternative uses (subject to planning)
 - Prominent frontage to busy arterial route
 - Immediately available with vacant possession
 - Rateable Value: 24 assessments totalling £64,645 RV
 - EPC Rating: Commissioned TBC
 - Sat Nav Postcode: BD8 9TF

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Planning

Falling within Class E of the Town & Country Planning (Use Classes) Order 1987, as amended.



Location

The property is located approximately 1.5 miles west of Bradford city centre, with frontage to Cemetery Road

Description

The property comprises a substantial former mill building, of 4 storey stone construction, converted to offices occupying a total site area of approximately 0.58 acres (0.235 hectares).

Internally, the accommodation provides a combination of office and storage accommodation, in two wings to each floor with a central access core with passenger lift. Internal partitioning provides a series of general, private offices and meeting rooms.

Access is directly from Cemetery Road into a secure car park/yard, whilst private car park is available to the Greenside Lane frontage.

Suitable for a variety of uses and redevelopment subject to requisite consents. Interested parties should make their own enquiries with Bradford Planning Department.

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

Accommodation

Floor	Description	Approx ft ² (m ²)
Third	Stores	5,149 ft ² (478.34 m ²)
Second	Offices	5,149 ft ² (478.34 m ²)
First	Offices	5,149 ft ² (478.34 m ²)
Ground	Offices	5,149 ft ² (478.34 m ²)
Basement	Offices	5,149 ft ² (478.34 m ²)
TOTAL		25,745 ft ² (2,391.71 m ²)

Terms

Freehold: £650,000

Available with vacant possession upon completion.

Rateable Value

The property is assessed under 24no. assessments totalling:
Offices Warehouse and premises
£64,645 RV
The Uniform Business Rate for 2026/2027 is 43 pence in the £.

EPC Rating

The EPC rating for this property is:
Commissioned TBC

VAT Status

The purchase price is subject to the addition of VAT.

Legal Costs

Each party to pay their own legal costs.

Viewings

By prior appointment, contact:
Jason Metcalfe
Email: jason@metcalfecommercial.co.uk
Joint agent: Mark Brearley & Co. Tel: 01274 595999

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