

Starkeys

Chartered Surveyors

STORAGE YARD/COMPOUND THE STONEYARD LISTER MILLS SCOTCHMAN ROAD BRADFORD



- Situated on Scotchman Road, forming part of the iconic Lister Mills complex.
- Site area of 0.42 hectares (1.04 acres).
- Small office and storage building.

**TO LET - £30,000 PER ANNUM
OR
FOR SALE – OFFERS IN EXCESS OF £300,000**

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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Property Acquisitions, Sale & Letting, Property Management, Rent Reviews,
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 **RICS** Regulated by RICS

**STORAGE YARD/COMPOUND
THE STONEYARD
LISTER MILLS
SCOTCHMAN ROAD
BRADFORD**

1. LOCATION:

The site forms part of the iconic Lister Mills complex, which is situated on the corner of Scotchman Road and Heaton Road, in the Heaton area of Bradford, which is situated approximately 1½ miles north-west of Bradford city centre.

2. GENERAL DESCRIPTION:

The property comprises a reasonably level secure storage yard/compound with drive-in gated access from Scotchman Road.

To the front corner of the site is a single-storey building providing offices, WC and a garage/store.

3. ACCOMMODATION:

THE SITE

We assess that the total site area is approximately **0.42 hectares (1.04 acres)**.

THE BUILDING

We assess that this has an approximate gross internal floor area of **98.28m² (1,058 sq. ft.)**.

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £16,500 (Land Used for Storage and Premises).

The Uniform Business Rate for 2025/26 is £0.499.

Interested parties should seek verification of the information provided.

5. SERVICES:

We understand the premises benefit from mains electricity and water.

We have not examined any of the services in any detail and can make no warranty as to their effectiveness or otherwise.

6. TERMS:

A) TO LET

The property is available to let on a new full repairing and insuring lease for a lease term to be agreed, at a rent of £30,000 per annum exclusive.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

B) FOR SALE

Alternatively, the freehold interest is offered for sale at 'offers in excess of £300,000'.

7. EPC:

An Energy Performance Certificate for the office/storage building will be made available, if required.

8. VIEWING AND FURTHER INFORMATION:

By appointment through the joint sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ANDREW WARD MRICS
TEL:- 01274 307910**

**WALKER SINGLETON
RAVEN HOUSE
KINGSGATE
BRADFORD
BD1 4SJ**

**PAUL DIAKIW OR
HENRY SMITH
TEL:- 01274 452000**

16 September 2025

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.