Michael Steel & Co
PROPERTY CONSULTANTS

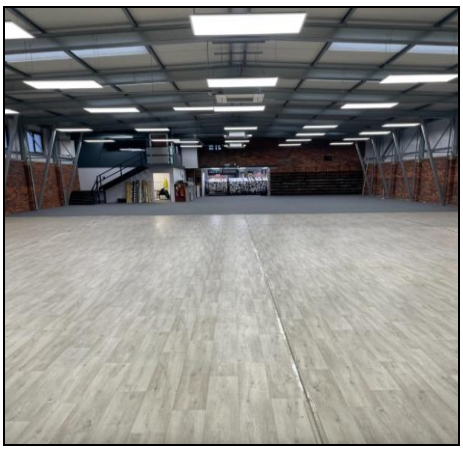
FOR SALE/may let

MODERN QUALITY RETAIL/PRODUCTION & WAREHOUSE

HOUSE OF FABRICS
HIRST LANE, SALTAIRE, SHIPLEY, BD18 4ND

748.97m^2 (8,062 sq. ft) with P





- Integral showroom and offices with glazed frontage
- Saltaire location – adjacent to SALT Beer Factory & Kitchen (the Old Tram Shed)
- Open Class 'E' planning use – and suitable for alternative uses (STP)
- Good eaves height, car parking and loading

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Location

The property occupies a convenient central location off Bingley Road in Saltaire village, adjacent to SALT Beer Factory/restaurant (formerly known as The Tram Shed) and to the rear of an established parade of smaller retail units including Dressed in Saltaire, Saltaire Pizza Pasta, Polo, Lambert & Co etc.

Nearby in Bingley Road are retailers including Co-op Food, Binns of Saltaire, Walk-in-Style, Saltaire Wines etc. Hirst Lane gives direct access onto Bingley Road (A650).

Description

Modern retail/showroom building providing well presented single storey accommodation with retail/showroom and production facilities, having quality glazed frontage and high specification. The building has a two storey office/showroom content.

Specification includes:-

- LED lighting
- 4.83m to eaves
- Suspended ceilings to offices
- Aluminium shop front
- Energy efficient heat inverters
- Quality facilities
- CCTV/security alarm
- Loading doors to side

Accommodation

The accommodation is summarised as follows:-

Floor	Description	M²	(sq. ft)
SS/GF	Showroom, production/warehouse & facilities	631.45	(6,797)
FF	Front offices	91.32	(983)
FF	Rear offices	26.20	(282)
	TNIFA	**748.97**	**(8,062)**

External

The property has macadam surfaced car parking providing 14 marked spaces, a side/rear storage area with covered patio with flagged concrete surface and refuse bin storage area.

Services

Mains electricity, water and drainage are connected to the property. The services and building installations have not been tested and interested parties must satisfy themselves with regard to condition and capacity.

Business Rates

Through enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Warehouse, Showroom & Premises RV £32,500 (01 April 2026)

The National Uniform Business Rate for 2026/27 is 43.2p in the £, ignoring transitional phasing relief and/or allowances to small businesses.

Tenure

Freehold.

Energy Performance Certificate

The property has an EPC with energy rating B (41) expiring 20 December 2028.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

VAT

It is understood the property is not elected for VAT and VAT will not be applicable to the price/rent (subject to potential change).

Price

Offers in the region of £845,000.

Lease Terms

Applications to lease on a tenants full repairing and insuring basis for a term to be agreed, at a rent of £70,000 per annum exclusive, will be considered.

Legal Costs

Each party to be responsible for their own legal costs incurred in transaction.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Mark Brearley & Co **Tel: 01274 595999**
Mark Brearley **mark@markbrearley.co.uk**

Michael Steel & Co **Tel: 0113 234 8999**
Andrew Steel **anderew@michaelsteel.co.uk**
Ben Preston **ben@michaelsteel.co.uk**

Our Ref: 3879/A/S
October 2026 **Subject to Contract**

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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.