



**501 OTLEY ROAD  
UNDERCLIFFE  
BRADFORD, BD2 4QL**



**FOR SALE**

**Investment/Development Opportunity  
Currently Producing £7,000 Per Annum Exclusive  
With Planning Consent for Conversion of the Upper Floors to  
Provide 2 x Self-Contained Apartments**

**PRICE – £150,000**

# 501 OTLEY ROAD, UNDERCLIFFE, BRADFORD, BD2 4QL

## LOCATION

The property is situated in an established retail location, fronting onto the A658 – Harrogate Road, at Undercliffe, approximately one mile north-east of Bradford City Centre. The parade, which includes NU Professional Hairdressing, Raymond's Take-Away, A.B. Sea Cantonese Take-Away etc. is situated between the junctions of the A658 with Killinghall Road/Dudley Hill Road and, Northcote Road (A6177 – Bradford Outer Ring Road). Nearby occupiers within the shopping area include Tesco Convenience Store, Costcutter/Subway, Pizza Hut Take-away/Delivery, Ladbrokes and Coversure Insurance.

The property also has separate rear access/frontage to Vernon Place, where on-street car parking is available.

## DESCRIPTION

The property comprises an inner terrace retail unit, with upper floor accommodation, the ground floor of which is currently occupied by Susan's Bakeries and, there is a substantial rear extension at ground floor level, providing well fitted and refurbished bakery accommodation, utilised by the tenant.

The building also has upper floor accommodation, with separate side access from Vernon Place, which has an extant planning consent for conversion to provide two residential apartments.

## ACCOMMODATION

Gross Frontage	4.57 metres	(15' 0")
Internal Width	4.52 metres	(14' 10")
Shop Depth	7.01 metres	(23' 0")

## Ground Floor

Sales Area	31.77 sq. m.	(342 sq. ft.)
Preparation Area	46.18 sq. m.	(497 sq. ft.)
Bakery Premises	127.65 sq. m.	(1,374 sq. ft.)

**First Floor** 80.27 sq. m. (864 sq. ft.)

**Second Floor** 47.85 sq. m. (515 sq. ft.)

## PLANNING CONSENT

Planning consent was granted on the 15<sup>th</sup> July 2013 (Application No. 13/02088/FUL) for the conversion of upper two floors from unused bakery area and one apartment to two apartments. Alterations to ground floor bakery areas provide access to upper floor apartments, formation of off-street refuse store and new access to existing bakery areas.

We understand that the ground floor works have been undertaken to create the formation of the new bakery areas, access areas etc. and, details of the planning consent are available upon request.

## RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Address: 501 Otley Road, Bradford, BD2 4QL  
Description: Shop & Premises  
Rateable Value: £5,400

Address: Store Over 501 Otley Road, Bradford,  
BD2 4QL  
Description: Store & Premises  
Rateable Value: £2,550

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

## LEASE

The ground floor retail premises and bakery area is let under the terms of a lease dated 10<sup>th</sup> January 2013 to Susan & Stephen Hinchliffe who currently operate as Susan's Bakery. The lease is for a term of 9 years from the 10<sup>th</sup> January 2013 at a current passing rental of £7,000 per annum. The rent is subject to a further review with effect from the 10<sup>th</sup> January 2019, in line with Retail Prices Index (from the commencement of the lease)

The tenant has the option to break the lease on 10<sup>th</sup> January 2019 (6 months' notice in writing would be required to operate the break)

The upper floors of the property are currently vacant.

## PRICE

£150,000 – subject to the occupation of a lease and Subject to Contract.

## VAT

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

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

E - 115

## VIEWING

Strictly by prior appointment with the sole selling agents:-

**Mark Brearley & Company – Tel: 01274 595999**

Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)

Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)

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