



Hilltop Garage, Brighouse & Denholme Road Queensbury, Bradford, BD13 1NA



FOR SALE

**Garage Workshop and Forecourt Premises
Extending to Approximately 164.59 sqm (1,772 sqft)
On Site of 0.096 Hectares (0.236 Acres) or Thereabouts
With Potential for Redevelopment**

PRICE: £175,000

Hilltop Garage, Brighouse and Denholme Road, Queensbury, Bradford, BD13 1NA

LOCATION

The property occupies a prominent position with frontage to and access from the A644 Brighouse and Denholme Road approximately 1¼ miles north-west of Queensbury Village and ¼ mile from the main road junction with the B615 Thornton Road.

DESCRIPTION

Occupying a total site area of approximately 0.096 hectares (0.236 acres) or thereabouts, the property comprises a vehicle repair workshop and premises originally utilised as a petrol filling station. Good main road frontage in excess of 39 metres (128 feet) is provided and the site has an approximate average depth in the region of 27 metres (89 feet).

A row of part interconnecting single storey workshop, office and storage facilities is located to the rear of the site to the front of which is a part tarmacadam surfaced forecourt area.

ACCOMMODATION

Former Sales Office/Showroom	73.93 sqm	(796 sqft)
Stores	40.78 sqm	(439 sqft)
Garage/Workshop	49.88 sqm	(537 sqft)
Approx. Total Gross Internal Floor Area	164.59 sqm	(1,772 sqft)

SERVICES

The property is understood to benefit from the provision of 3 phase electric, gas and mains water. Drainage is understood to be provided to a shared septic tank located in a field to the rear of the property.

Please Note: None of these services have been tested and we cannot therefore comment on their condition or suitability

PLANNING

The property is currently located in an area which is specifically allocated as Green Belt as defined under the Replacement Unitary Development Plan for the Bradford district (adopted October 2005). We would further advise that Brighouse and Denholme Road is classified as a National & Local Cycle Network (TM10). Given the property's previous use, it is classified as a Brown Field site and considered suitable for alternative uses to include possible residential redevelopment, subject to the usual planning consent.

Further enquiries should be made with the Local Authority.

UNIFORM BUSINESS RATES

The property is understood to be assessed for Uniform Business Rates as follows:-

Description:	Vehicle Repair Workshop and Premises
Rateable Value:	£7,900

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.

TENURE

The freehold interest in the property is offered for sale with full vacant possession.

PRICE

£175,000

VAT

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

LEGAL COSTS

In the event of a sale being agreed each party will be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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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.

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