



**109-113 CARLISLE ROAD  
BRADFORD, BD8 8BY**



**FOR SALE**

**Substantial Former Ground Floor Retail Premises  
With the Benefit of A3 & A5 Planning Consent  
Along With 1<sup>st</sup> & 2<sup>nd</sup> Floor Offices & 2 Residential Flats**

**PRICE – Offers in the Region of £295,000**



**CHARTERED SURVEYORS &  
COMMERCIAL PROPERTY CONSULTANTS**

# 109-113 CARLISLE ROAD, BRADFORD, BD8 8BY

## LOCATION

The subject property occupies a prominent position fronting Carlisle Road (A6177) at its junction with Century Place within Manningham, approximately one mile north-west of Bradford City Centre. The property is directly opposite Marlborough MOT Centre and Westgate Baptist Church. The surrounding area is a mix of retail/office and residential users.

## DESCRIPTION

The property comprises a substantial stone built end terrace property which was originally constructed as three retail units to the ground floor with separate upper floor accommodation. The property has most recently been utilised as office accommodation for a local solicitors practice and offers further office and residential accommodation at first and second floor levels.

The ground floor has the benefit of A3 (Restaurant & Café) and A5 (Hot Food Takeaway) planning consent which was recently obtained.

Each of the upper floors are currently interlinked but could easily be separated with each benefitting from independent rear access.

## ACCOMMODATION

According to our measurements taken on site, the property offers the following net internal floor areas:-

### Basement

Stores	4.69 sq. m.	(51 sq. ft.)
Stores	9.44 sq. m.	(102 sq. ft.)

### Ground Floor

Offices/Retail	113.34 sq. m	(1,220 sq. ft.)
----------------	--------------	-----------------

### First Floor

#### 109 Carlisle Road

Residential Flat – living room, kitchen, WC & bathroom

#### 111 Carlisle Road

Residential Flat – living room, kitchen, WC & 2 x shower rooms

#### 113 Carlisle Road

Offices	29.74 sq. m.	(320 sq. ft.)
---------	--------------	---------------

### Second Floor

#### 109 Carlisle Road

2 x bedrooms

#### 111 Carlisle Road

2 x bedrooms

## 113 Carlisle Road

Offices	18.62 sq. m.	(200 sq. ft.)
---------	--------------	---------------

## External

The property benefits from a rear car park for approximately 4-6 motor vehicles.

## RATING ASSESSMENT

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

Address:	109 Carlisle Road
Description:	Shop & Premises
Rateable Value:	£6,400

Address:	111-113 Carlisle Road
Description:	Shop & Premises
Rateable Value:	£7,600

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.

Each of the residential flats are currently assessed for Council Tax purposes under Band A

## PRICE

The freehold interest is offered for sale with full vacant possession at offers in the region of £295,000

## VAT

We understand the property has not been elected for VAT and VAT will therefore not be charged.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance (EPC) rating is:-

C - 73

## 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)**

(January 2018 – Amended March 2018 - 5972 / CJM)

**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.

13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049