



**157 Round Street  
West Bowling, Bradford, BD5 7HS**



**FOR SALE / TO LET**

**Ground Floor Lock-Up Shop Unit 44.22 sqm (476 sqft)  
With Basement Stores and Self-Contained 2-Bed Flat  
Currently Producing £3,300 Per Annum**

**PRICE FOR THE WHOLE: £90,000  
SHOP RENTAL: £4,750 Per Annum Exclusive**

# 157 Round Street, West Bowling, Bradford, BD5 7HS

## LOCATION

Situated less than 2 miles South of Bradford City Centre, the property occupies a position within the West Bowling area of Bradford, located on the corner of Round Street and Spring Mill Street.

Surrounding users are in the main of a residential nature and include a mix of semi-detached, terraced and residential apartments in addition to a small number of secondary retail units which serve the surrounding community.

## DESCRIPTION

The property comprises a 2/3 storey end of terrace which has gable frontage to Spring Mill Street.

The property provides a 2-bedroom first/second floor flat which is currently let and income producing, in addition to a double fronted ground floor shop complete with basement stores which currently stands vacant

## ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

### Commercial Element

#### Ground Floor

Rectangular shaped retail/sales area with central recessed access doorway and suspended ceiling throughout

40.67 sqm (437 sqft)

Staff Kitchen

3.54 sqm (38 sqft)

Staff WC Facilities

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Customer WC Facilities

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#### Basement

2 x Main Storage Rooms

38.65 sqm (416 sqft)

**Approx. Total Net Internal Floor Area**

**82.87 sqm (892 sqft)**

### Residential Element

#### Ground Floor

Entrance vestibule leading to:

#### First Floor

Kitchen, bathroom plus living room

#### Second Floor/Attic

2 x Double bedrooms

## SERVICES

The property as a whole is understood to benefit from the provision of all mains services to include gas, electric, water and mains drainage. We would further make comment commercial and residential elements are independently metered.

**Please Note:** None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and suitability.

## OUTGOINGS

The commercial element will require reassessment for rating purposes.

We understand the residential element of the property to be assessed for Council Tax purposes as follows:-

Band	-	A
Council Tax Payable 2017/2018	-	£979.80

## TERMS

The property is offered for sale as a whole subject to the existing Assured Shorthold Tenancy held by Mr Draka on the upper floor flat. Mr Draka pays £275 per calendar month and a copy of the Tenancy Agreement is available on request.

Alternatively our client will consider leasing the commercial element only on a full repairing and insuring basis for a term of 3 years or longer.

## RENTAL

£4,750 Per Annum – for the commercial element only.

## SALE PRICE

The entire property is offered for sale at an asking price of £90,000.

## VAT

The figures quoted is exclusive of any VAT liability – if applicable.

## LEGAL COSTS

In the event of a sale being achieved, each party will be responsible for their own legal costs. Should a letting be agreed for the commercial element, the incoming tenant will be responsible for both party's legal costs.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for the commercial element is:-  
C - 72

The Energy Performance Rating for the residential element is:-  
F - 33

## VIEWING

Strictly by prior appointment with the sole 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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**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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