



**64 Tong Street
Bradford, BD4 9LX**



FOR SALE

**Residential Development Opportunity
With Planning Consent for 14 Residential Units
And Car Parking For Approximately 6/8 Vehicles**

PRICE – Offers in the Region of £275,000 – Subject to Contract



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

64 Tong Street, Bradford, BD4 9LX

LOCATION

The property is situated with substantial frontage to Tong Street (A650) at its junction with Knowles Street/Knowles Lane, in an established commercial area approximately 2 miles south east of Bradford City Centre. Tong Street is one of the major arterial routes, being a continuation of Wakefield Road, which ultimately links Bradford City Centre to M62/M621 at Junction 27. The property is therefore in a position to benefit from substantial volumes of passing vehicular traffic.

Nearby occupiers include Subway and Wilco Motosave. Dudley Hill Business Centre is nearby on Knowles Lane.

PROPERTY

The property comprises a substantial, brick built and marble clad office building, the ground floor of which has been used for many years by HSBC as a banking hall, together with ancillary offices etc. The property benefits from a small car park, capable of accommodating between 6 and 8 vehicles.

ACCOMMODATION

We calculate the gross internal floor areas as follows:-

Ground Floor

Offices, Banking Hall,
Staff Area etc 346.34 sqm (3,728 sqft)

First Floor

Offices etc 346.34 sqm (3,728 sqft)

Attic 9.85 sqm (106 sqft)

**Total Gross Internal Floor
Area Approx. 702.53 sqm (7,562 sqft)**

Outside

Car Park for 6/8 vehicles

RATING ASSESSMENT

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

Description: Bank and Premises
Rateable Value: £19,750

Description: Offices and Premises
Rateable Value: £12,750

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.

PLANNING CONSENT

The property benefits from planning permission to convert the offices into 14 x residential units (Planning Ref: 17/04015/FUL and 17/03558/POR) comprising 2 x 2 bed units; 12 x 1 bed units. A copy of the approved plans, decision notices etc can be downloaded by contacting our office or visiting:-

www.planning.bradford.gov.uk/online-applications/

RESTRICTION ON USE

The sale will incorporate a restriction on the use preventing the property from being utilised as serviced office.

PRICE

Offers in the region of £275,000 subject to contract for the freehold interest with vacant possession - subject to contract.

ENERGY PERFORMANCE CERTIFICATE

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

D - 82

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

VIEWING

Strictly by prior appointment with the selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

Sharma Williamson – Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Web Site: www.sharmawilliamson.co.uk

(February 2018 – 195 / MAJB)

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