



**204 - 210 Barkerend Road  
Bradford, BD3 9BH**



**FOR SALE**

**Prominent Corner Development Site / Car Parking Land  
Extending to Approximately 0.051 Hectares (0.126 Acres)  
With Existing Access from Garnett Street**

**Price Reduced to £185,000**



**CHARTERED SURVEYORS &  
COMMERCIAL PROPERTY CONSULTANTS**

# 204 - 210 Barkerend Road, Bradford, BD3 9BH

## LOCATION

The property occupies a prominent and visible location at the junction of Barkerend Road and Garnett Street, with good frontage to Barkerend Roundabout at its junction with Otley Road. The property is on the periphery of an established industrial area, adjacent to the former Barkerend Mill and nearby occupiers include a substantial Lidl Store, a BP Garage, Hillside Bridge Health Care Centre and associated Lloyds Pharmacy.

Other occupiers in the immediate vicinity include Lubna Foods, Premier Prestige Valets, Garnett Street Tyres, Eastern Catering & Engineering.

## DESCRIPTION

The property extends to approximately 0.051 hectares (0.126 acres) having frontages to both Barkerend Road and Garnett Street (with access from Garnett Street).

The site has previously been used for car parking, storage and other purposes and is relatively level and fenced.

## RATING ASSESSMENT

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

Description:	Advertising Right and Premises
Rateable Value:	£8,200

The Uniform Business Rate for 2018/2019 is 49.3 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

A section of the property is currently freehold, the remainder of the land is held upon a long leasehold basis for a term of 999 years from 11 April 1812 (approximately 793 years unexpired). No rent is apparently paid for the long leasehold interest.

## PLANNING APPLICATION

A planning application for the potential residential development of the site is to be submitted by the vendor and further information is available if required upon application.

## PRICE

The price has been reduced to £185,000 subject to contract plus VAT with full vacant possession.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is not required.

## VAT

VAT will be charged at the prevailing rate.

## VIEWING

The property may be viewed from the adjoining adopted highway at anytime without an appointment being made.

For further information contact the sole selling agents:-

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(May 2018 – Amended Aug 2018 – 6025 / 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.

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