



**1240 Leeds Road
Bradford
BD3 8LG**



FOR SALE

**Small Retail Investment Property
With Rental Income from Yaadgaar Bakery of £13,500 Per Annum
With Vacant 2-Bedroom Flat**

PRICE – Offers in the Region of £200,000 Subject to Contract

1240 Leeds Road, Bradford, BD3 8LG

LOCATION

The property is situated approximately 2 miles west of Bradford City Centre, occupying a prominent main road position in a popular established parade fronting onto the A647 Leeds Road, close to its junction with the A6177 Killinghall Road (Bradford Outer Ring Road).

The premises are located between Raja's Take-Away and Zurich Safe Deposits. In the immediate vicinity occupiers include Liberty Fashions, William Hill, Food Republic, Anand Fashions, Unique Fashions, Dixie Chicken, S & S Jewellers, Gelato Passion, Deli Chez and The Beauty Wardrobe. On street car parking is available to the front of the property in Leeds Road.

DESCRIPTION

The property comprises a ground floor retail unit, currently occupied by Yaadgaar Bakeries, together with basement storage accommodation. The first and second floors have separate rear access from the rear yard area and provide 2-bedroom living accommodation over the premises.

ACCOMMODATION

The property offers the following approximate net internal floor areas:-

Gross Frontage	4.72 m	(15'6")
Internal Width	4.45 m	(14'8")
Built Depth	9.65 m	(31'8")

Ground Floor

Bakery/Sales Area	43.85 sqm	(472 sqft)
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Basement

Store	38.10 sqm	(410 sqft)
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First Floor

Living Room, Kitchen and Bathroom

Second Floor

2 Attic Bedrooms

The living accommodation is accessed separately from the rear.

RATING ASSESSMENT

The commercial section of the property is currently assessed for rating purposes as follows:-

Description:	Shop and Premises
Rateable Value:	£6,000

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

The residential section of the property is currently assessed for Council Tax purposes as follows:-

Council Tax Band:	A
Council Tax Payable 2018/2019:	£1,039.25

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.

LEASE

The ground floor and basement of the premises are currently let under the terms of a lease dated 13 June 2018 to ZP Kishver & MSS Kishver trading as Yaadgaar Bakeries. The lease is for a term of 7 years commencing on 5 April 2017 and ending on 4 April 2024. The commencing rental is £13,500 per annum subject to a rent review on 5 April 2022. A copy of the lease documentation is available upon request.

The residential accommodation at first and second floor level is vacant.

PRICE

Offers are invited in the region on £200,000 for the freehold interest subject to the occupational lease and with vacant possession of the living accommodation - Plus VAT (if appropriate) Subject to Contract.

VAT

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

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

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

Retail Accommodation	-	D – 96
Residential Accommodation	-	E - 46

VIEWING

Strictly by prior appointment with the joint selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

Gerwyn Bryan Property Solutions – Tel: 07768 443712

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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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