



**1390 Leeds Road  
Bradford  
BD3 7AE**



**FOR SALE**

**Prominent Retail Unit  
With A5 Planning Consent  
Along with First Floor Residential Flat**

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

# 1390 Leeds Road, Bradford, BD3 7AE

## LOCATION

The subject property is situated approximately 2 miles west of Bradford City Centre, occupying a prominent main road position fronting onto the A647 Leeds Road close to Thornbury Roundabout.

The premises are located close to Mahad Foods, with a number of other retailers and take-aways in the immediate vicinity to include Saman Jewellers, Sana Steak House etc.

On-street parking is available directly opposite the property on Leeds Road.

## DESCRIPTION

The property comprises an end terrace ground floor retail unit with the benefit of A5 (hot food take-away) planning consent with former kitchen and rear stores with separate access from the shared rear yard. The first floor consists of a 2-bedroom flat again with separate access via the rear yard area.

## ACCOMMODATION

According to our measurements taken on site, the property benefits from the following net internal floor areas and dimensions:-

Gross Frontage	8.08 m	(26'6")
Internal Width	7.07 m	(23'2")
Shop Depth	4.59 m	(15'1")

### Ground Floor

Retail/Sales Area	29.73 sqm	(320 sqft)
Kitchen/Stores	16.26 sqm	(175 sqft)
Rear Stores	25.00 sqm	(269 sqft)

### First Floor

Living room, bathroom, bedroom, kitchen and bedroom 2.

## RATING ASSESSMENT

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

Description:	Shop and Premises
Rateable Value:	£5,700

The Uniform Business Rate for 2019/2020 is 50.4 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.

## PRICE

Offers are invited in the region on £200,000 - 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

Energy Performance Certificate (EPC) ratings are as follows:-

Retail Accommodation	-	D96
Residential Accommodation	-	E54

## VIEWING

Strictly by prior appointment with the sole selling agents:-

**Mark Brearley & Company – Tel: 01274 595999**

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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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