



**51/51a TOWNGATE, WYKE,
BRADFORD, BD12 9JD**



FOR SALE/TO LET

**Ground Floor Retail Unit
With First Floor Sales/Staff Area
Extending to 74.51 sq. m. (802 sq. ft.)
Suitable for a Variety of Uses – Subject to Planning Consent**

**FOR SALE - £89,950 Subject to Contract
TO LET - £7,750 Per Annum Exclusive**

51/51a TOWNGATE, WYKE, BRADFORD, BD12 9JD

LOCATION

The property occupies a position fronting Towngate, within the heart of Wyke Village, a busy and popular residential suburb situated approximately 5 miles south of Bradford City Centre.

Surrounding properties are a mix of residential and other retail users including Marshalls Bakers, Towngate News etc.

DESCRIPTION

The property comprises a Grade II ground floor retail unit with further first floor sales/staff accommodation, last used as a charity retail outlet. The property may be suitable for a variety of uses subject to the necessary planning consents being obtained.

ACCOMMODATION

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

Ground Floor

Front Sales Area	13.19 sq. m.	(142 sq. ft.)
Rear Sales Area	30.66 sq. m.	(330 sq. ft.)

First Floor

Sales/Staff Area	30.66 sq. m.	(330 sq. ft.)
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Approx. Total Net Internal Floor Area	74.51 sq. m.	(802 sq. ft.)
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RATING ASSESSMENT

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

Description:	Shop & Premises
Rateable Value:	£5,400

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.

SALE PRICE

The freehold interest of the property is available at a price of £89,950 – Subject to Contract

LEASE

The property is also available to let by way of a new full repairing and insuring lease for a term to be agreed.

RENTAL

£7,750 per annum exclusive

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

Due to the property's listed status, an Energy Performance Certificate (EPC) is not required.

VIEWING

Strictly by prior appointment with the sole selling/letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: 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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