



**199 OTLEY ROAD  
BRADFORD, BD3 0JF**



**FOR SALE**

**Prominent Retail Unit  
Extending to 48.64 sq. m. (524 sq. ft.) Plus, Basement Stores  
And First & Second Floor 2-Bedroom Flat**

**PRICE – Offers in the Region of £165,000 Subject to Contract**

# 199 OTLEY ROAD, BRADFORD, BD3 0JF

## LOCATION

The subject property is located in a prominent position fronting Otley Road (A658) approximately 1-mile north-east of Bradford City Centre with the Outer Ring Road (A6177) situated approximately ½ mile to the east.

The premises are located close to Park Fisheries, Robertson's Pharmacy & Opticians with a number of other retailers close-by.

On-street parking is available directly outside the property.

## DESCRIPTION

The property comprises a mid-terrace ground floor retail unit which has been refurbished to a good standard to include air conditioning and electric security roller shutter security door along with rear kitchen stores.

First and second floors consist of a 2-bedroom flat with separate rear access.

Externally, the property benefits from a raised seating area along with DDA access ramp to the front elevation.

## ACCOMMODATION

According to our measurements taken on site, the premises benefit from the following approximate dimensions and net internal floor areas:-

Gross Frontage	5.63 metres	(18' 6")
Internal Width	4.89 metres	(16' 0")
Shop Depth	8.65 metres	(28' 5")

### Ground Floor

Retail/Sales Area	39.83 sq. m.	(429 sq. ft.)
Kitchen Store	7.83 sq. m.	(84 sq. ft.)

### Basement

Stores	24.27 sq. m.	(261 sq. ft.)
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### First Floor

Lounge, Kitchen & Bathroom

### Second Floor

Bedroom One & Bedroom Two

## RATING ASSESSMENT

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

Address:	199 Otley Road, Bradford, BD3 0JF
Description:	Shop & Premises
Rateable Value:	£4,150

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.

The first & second floors of the property are currently assessed for Council Tax purposes under Council Tax Band A. Council Tax Payable 2019/2020 is £1,083.07.

## PRICE

Offers are invited in the region of £165,000 subject to contract (Plus VAT – if appropriate)

## 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

An Energy Performance Certificate (EPC) has been commissioned.

## VIEWING

Strictly by prior appointment with the sole selling agents:-

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

Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)

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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