

OF INTEREST TO OWNER OCCUPIERS, INVESTORS ETC.

558/564 Manchester Road BRADFORD BD5 7LR



FOR SALE

- Valuable Office/Commercial Premises Extending to 170.6 sq m (1837 sq ft)
- Rare Freehold Opportunity!
- Directly Fronting Manchester Road (A641) with On Street Parking Closeby

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Commercial Property Agents

SITUATION

The premises front onto Manchester Road, forming part of the A641, a major arterial/dual carriageway route in/out of Bradford, situated approximately ½ mile south of Bradford City Centre.

Convenient access is also available to the Bradford Outer Ring Road and motorway networks.

The premises form part of a long established and popular parade comprising a good mix of long established traders (comprising a Post Office, convenience store, various food outlets etc.) whilst in the vicinity is a new Lidl retail outlet, St Joseph's Primary School and St Luke's Hospital complex.

PROPERTY/ACCOMMODATION

The accommodation comprises 4 original commercial units which have now been amalgamated to provide a sizeable single storey commercial/office accommodation. The main elevations are of fair faced stone construction surmounted by a mineral felted roof.

Internally, the premises comprise office accommodation benefitting from the following amenities:-

- Security shutters over the shop front
- IT/telecoms points throughout
- Excellent layout with good mix of training rooms/offices
- Mains fed intruder and fire alarm facilities
- **CCTV**
- Central heating with previous partial air conditioning facilities

The accommodation has been partitioned to provide the following:-

> Sq m Sq ft

Ground floor

Main office/reception area Training/IT room 1 Rear corridor leading to:-Male/disabled WCs Female WC

Store

Open plan/general office

Directors office Accounts office Training/IT room 2

Total Approx Net Internal Floor Area:

170.6 1837

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:-

Rateable Value: £10,250 Rates Payable (approx): £ 4,776

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

SALE PRICE

£135,000 - subject to contract (plus VAT)

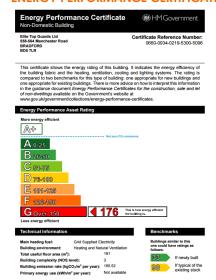
LEGAL COSTS

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

VΔT

VAT is chargeable on the sale price at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: (01274) 759955

info@sharmawilliamson.co.uk Email: www.sharmawilliamson.co.uk Web:

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