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
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:

<table>
<thead>
<tr>
<th>Area</th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main office/reception area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Training/IT room</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear corridor leading to:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Male/disabled WCs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Female WC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td></td>
<td></td>
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<tr>
<td>Open plan/general office</td>
<td></td>
<td></td>
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<tr>
<td>Directors office</td>
<td></td>
<td></td>
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<tr>
<td>Accounts office</td>
<td></td>
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<tr>
<td>Training/IT room 2</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Approx Net Internal Floor Area:</strong></td>
<td>170.6</td>
<td>1837</td>
</tr>
</tbody>
</table>

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.

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

(June 2017)