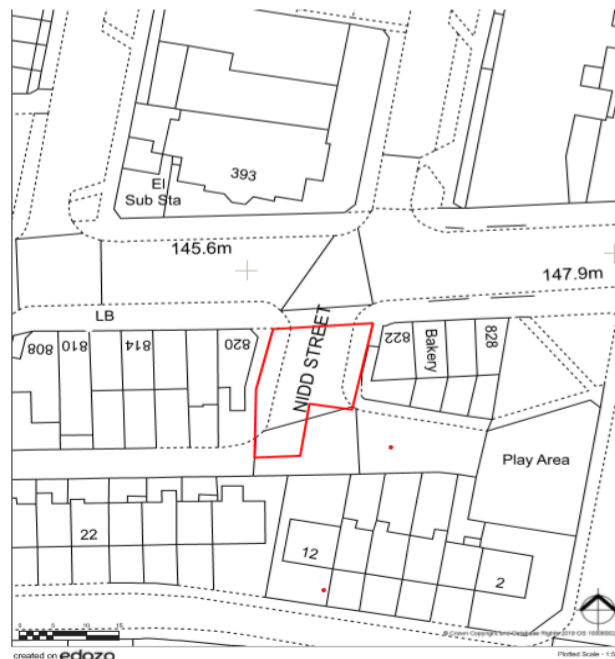


Development Plot 820-822 Leeds Road BRADFORD BD3 9TY



FOR SALE

- Valuable Development Plot Extending to approx. **0.07 acres** Occupying a Prominent Location Fronting onto Leeds Road (A647)
- Existing Planning Permission Comprising 2 Ground Floor Shop Units and 2 Flats
- Popular Location Favoured by Flagship Restaurants, Clothing Boutiques etc.
- Offers in the Region of **£185,000** are Sought for the Freehold Interest



Chartered Surveyors
Commercial Property Agents

SITUATION

The plot fronts onto Leeds Road, forming part of the busy A647 arterial route in an area particularly popular with flagship restaurants, high quality clothing boutiques, with Leeds Road being regarded as a "destination point" for shopping, leisure etc.

Occupiers in the immediate vicinity including Chickano's, Leeds Road Fisheries, Mughals, Ottoman Turkish Restaurant etc – to name a few.

On street carparking is generally permitted along this section of Leeds Road.

PLOT

The plot which extends to approximately **0.7 acres** is currently known as Nidd Street and acts as a turning point for vehicles and as such has been tarmac covering and is clear of all buildings.

PLANNING PERMISSION

The site benefits from existing planning permission (ref 05/09088/FUL) for the development of 2 ground floor shop units together with 2 x 3 bedroomed flats above (together with 4 dedicated carparking spaces to the rear, accessed via Krakoe Road).

We understand from our Clients that footings have been laid and therefore the planning permission has been implemented (confirmation is awaited from the Local Planning Authority).

Given the central location of the plot, fronting on to Leeds Road, alternative proposals would be suitable (flagship restaurant, showroom, community uses etc – subject to a new planning consent).

Copies of the planning consent and associated plans can be obtained from the following link <https://planning.bradford.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Alternatively, please email our office and the relevant information can be emailed to you.

SALE PRICE

Offers in the region of **£185,000** are sought for this rare freehold opportunity – subject to contract.

LEGAL COSTS

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

VAT

We are advised by our clients that VAT will not be charged upon the sale price (although they reserve the right to do, if appropriate).

VIEWING

The site is open to view although we would request that parties to register their interest with us so they may be informed of any marketing updates.

Further details can be obtained by contacting the sole agents:-

Sharma Williamson

Tel: **(01274) 759955**

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

(April 2020)



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