

sharma
williamson

Chartered Surveyors
Commercial Property Agents

349 /349A Wakefield Road
BRADFORD
BD4 7NB



INVESTMENT FOR SALE

(May Let Ground Floor)

- Prominently Positioned Mixed Use Property with Gd Floor of **32.8 sq m (353 sq ft)** – Vacant but available at **£7,500 pa.**
- 1 Bed flat let at **£5,400 per annum (£450 pcm)**
- Potential Rental Income of **£13,500 pa**
- Sale Price - **£147,50**

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SITUATION

The property fronts onto Wakefield Road forming part of the A650 arterial route, approximately half a mile north of the Bradford Outer Ring Road (A6177) which provides direct access to the motorway networks. Ease of access is also available to Leeds Road (A647) and City wide region.

The premises therefore enjoy significant volumes of passing traffic with on street parking available in the side streets.

PROPERTY/ACCOMMODATION

The property comprises a stone constructed, mixed use investment property comprising of a ground floor retail unit (with useful basement) and a separate entrance leading to a 1st floor 1 bed apartment.

The accommodation was comprehensively refurbished recently comprising a full re-wire, new fire alarm, kitchen, WCs, decorations etc

The premises provide the following accommodation and approximate net internal floor areas.

	Sq m	Sq ft
Shop		
<u>Ground floor</u> Front sales area with extensive display windows, with security shutters.	20.3	218
<u>Rear office / Store</u> Overall	12.5	135
<u>Basement</u> Staffroom/store with fitted worktop/sink unit; separate WC	16.7	180
Flat		
<u>Ground floor</u> Lobby area leading to:		
<u>First floor</u> Front lounge / diner with modern fitted kitchen units.	16.7	180
Bedroom (with store off) with en-suite shower room.		
Overall	14.6	157

Externally, the premises have a shared rear yard area.

RATING

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

Rateable Value:	£2,750
Rates Payable (approx.):	£1,372

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

The flat will attract Council Tax liability (which the current tenant pays).

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

TENANCY / LEASE SUMMARY

The shop has recently been vacated and is available to rent at **£7,500 pax** – Subject to Lease.

The flat is currently tenanted at a rental of **£5,400 pa (£450 pcm)**. The tenant has been in occupation since July 2020.

There is potential to enhance the existing rental income by reviewing the flat rent to **£6000 pa (£500 pcm)** and by letting the ground floor shop unit totalling approx. **£13,500 pa**

SALE PRICE

Offers in the region of £147,500 are sought for the Freehold interest (subject to the tenancy for the first floor tenant).

RENT/LEASE

Alternatively, our clients may consider a letting of the shop at a rental of **£7,500 pa** based upon a new repairing lease for a term to be agreed.

LEGAL COSTS

In the event of sale, each party to be responsible for their own legal costs in this transaction.

In the event of a letting, the ingoing tenant to pay the Landlords legal fees of £350 (plus vat) for the preparation of the lease.

VAT

The Landlords / Vendors do not intend to charge VAT on the rent / sale price, however they reserve the right to do so if appropriate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for the shop is **D** and the flat is rated **G**, a copy of the Certificate and Report is available upon request.

Special Note: please note that a member of the Sharma Williamson team has a special interest in the advertised property.

VIEWING

By contacting the sole agents:-

Sharma Williamson

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(April 2024)