



**349/349A Wakefield Road**  
**BRADFORD**  
**BD4 7NB**

- Prominently positioned mixed use property comprising prominent corner unit and 1 bed flat.
- Current rental income **£12,900 pax** with potential for rental growth.
- Sale price: **£147,500**; Yield of **8.8%**

### 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 1<sup>st</sup> 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.
<b>Shop</b>		
<u>Ground floor</u>		
Front sales area with extensive display windows, with security shutters	20.3	218
Rear office / store		
Overall	12.5	135
<b>Basement</b>		
Staff room / store with fitted worktop / sink unit and separate WC	16.7	180
<b>Flat</b>		
<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

### RATING

A search of the Valuation Office website reveals that the property 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).

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

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

### TENANCY / LEASE SUMMARY

The shop has been let by way of a 3 year Lease from September 2024 at **£7,500 pax**. The Lease is drawn upon internal repairing terms with no break clause.

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)** to generate a total rental income of **£13,500 pax**.

### SALE PRICE

**Offers in the region of £147,500** are sought for the Freehold interest (subject to the tenancy for the first floor tenant and Lease in respect of the ground floor shop).

### LEGAL COSTS

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

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

### VAT

The Vendors do not intend to charge VAT on the 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.

### VIEWING

By contacting the sole agents:

**Sharma Williamson**

**Tel:** 01274 759955

**Email:** info@sharmawilliamson.co.uk

Updated: October 2024