



The Vault
Barkerend Road
BRADFORD
BD3 9AA

- Prominently positioned commercial premises with ground floor of **139.4 sq m (1,500 sq ft)** plus useful secure basement.
- Dedicated car park for approx. 8 vehicles.
- Suitable for various business concerns.
- For Sale: **£200,000**; Rental: **£18,750 pax**

SITUATION

The property occupies a prominent and busy location at its junction with Otley Road and Barkerend Road, adjacent to the junction (and visible from) with Shipley Airedale Road (A650).

The immediate locality has seen significant inward investment in recent times and includes a wide array of established business concerns closeby. These include Sunrise Radio and Bradford Council (offices), whilst opposite is Smoke House (food outlet).

PROPERTY/ACCOMMODATION

The property comprises a detached former Bank branch building with an attractive curved Ashlar stone extensive frontage incorporating many attractive original features.

Internally, the premises provide predominantly open plan modern accommodation with amenities including:

- Impressive double doored entrance
- Central heating facilities
- Perimeter trunking/networking
- Intruder alarm
- Partitioned meeting room.

The premises provide the following approximate net internal floor areas:

	Sq. m.	Sq. ft.
Ground Floor Former offices	130.1	1400
Basement Comprising boiler room, secure stores, staff kitchen, male/female WCs		
Overall:	60.7	653
TOTAL AREA	190.8	2053

Outside

Dedicated tarmacadam carpark to accommodate 8 cars with direct access into the building.

RATING

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

Rateable Value: £8,600
Rates Payable (approx.): £4,219

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

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).

SALE PRICE

Offers in the region of **£200,000** are sought for the freehold interest—Subject to Contract.

RENT / LEASE

£18,750 per annum exclusive Subject to Lease, plus VAT— if appropriate. The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

LEGAL COSTS

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

VAT

Our clients advise that VAT is not chargeable upon the rent / sale price (although they reserve the right to do so, if appropriate).

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the sole agents:

Sharma Williamson

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Email: info@sharmawilliamson.co.uk

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