

FOR SALE / TO LET



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

www.sharmawilliamson.co.uk

T: 01274 759955



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

Performance Certificate Energy has heen commissioned.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

info@sharmawilliamson.co.uk Email:

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^{1.} The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.



escriptions 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 o 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).