



**280 SOUTHFIELD LANE
BRADFORD, BD7 3LS**



FOR SALE

**Substantial Ground Floor Retail Unit
With Rear Workshop & Staff Facilities
Extending to 105.01 sq. m. (1,130 sq. ft.)**

PRICE – £147,500 Subject to Contract

280 SOUTHFIELD LANE, BRADFORD, BD7 3LS

LOCATION

The property occupies a prominent position fronting Southfield Lane, close to its junction with Great Horton Road (A647) and Perseverance Lane approximately one mile south-west of Bradford City Centre. The immediate surrounding area is predominantly residential with a number of commercial users situated on Great Horton Road.

DESCRIPTION

The property comprises a single storey traditionally constructed retail unit with rear workshop, staff facilities and store and was last utilised as a gentleman's tailors and benefits from a hardstanding forecourt with approximately 3/4 car parking spaces.

ACCOMMODATION

According to our measurements taken on site, the property benefits from the following net internal floor areas:-

Ground Floor

Retail Sales	58.60 sq. m.	(631 sq. ft.)
Store	16.20 sq. m.	(174 sq. ft.)
Workshop	16.95 sq. m.	(182 sq. ft.)
Kitchen	13.25 sq. m.	(143 sq. ft.)
Total Approximate Net Internal Floor Area	105.01 sq. m.	(1,130 sq. ft.)

SERVICES

The property is understood to benefit from the provision of all mains services to include gas, electric, water and mains drainage. Space heating is provided via a wall mounted central heating boiler in the kitchen.

Please Note: none of these services have been tested and interested parties should satisfy themselves as to their condition and suitability.

RATING ASSESSMENT

The property is currently assessed for rating purposes as 2 separate assessments as follows:-

Address 280 Southfield Lane, Bradford
Description: Shop & Premises
Rateable Value: £7,800

Address 280a Southfield Lane, Bradford
Description: Workshop & Premises
Rateable Value: £1,825

The Uniform Business Rate for 2015/2016 is 49.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

PRICE

The freehold interest is offered for sale at a figure of £147,500 – Subject to Contract.

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

D - 77

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(March – 5295 / CJM)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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