



**84, 86 & 88 SUNBRIDGE ROAD  
BRADFORD, BD1 2AQ**



**FOR SALE (May Let)**

**3 Virtual Freehold Retail/Office Units  
Available Individually, As a Whole or in Combinations**

**PRICES – From £90,000 – Subject to Contract**

# 84, 86 & 88 SUNBRIDGE ROAD, BRADFORD, BD1 2AQ

## LOCATION

The retail units occupy a prominent and visible main road location in Bradford City Centre on the periphery of the main retailing core. The property is close to the junction of Sunbridge Road, Godwin Street and Kirkgate, near to the Aldermanbury office building (Anchor Housing) and close to Provident Financial and Jury's Inn.

Car parking on-street is available nearby in Sunbridge Road and, there is a substantial NCP car park virtually directly opposite the subject property.

## ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

### 84 Sunbridge Road, Bradford

Gross Frontage 4.2 metres (14' 10")  
Internal Width 6.2 metres (20' 4")

#### Ground Floor

Sales Area 55.7 sq. m. (600 sq. ft.)

### 86 Sunbridge Road, Bradford

Gross Frontage 4.2 metres (14' 10")  
Internal Width 6.2 metres (20' 4")  
Shop Depth (Max) 11.6 metres (38' 0")

#### Ground Floor

Sales Area 55.9 sq. m. (602 sq. ft.)

#### Basement

Conference Facilities/Storage/  
Offices 55.9 sq. m. (602 sq. ft.)

### 88 Sunbridge Road, Bradford

Gross Frontage 7.0 metres (23' 2")  
Internal Width 6.6 metres (21' 7")  
Shop Depth 9.9 metres (32' 5")

#### Ground Floor

Sales Area 67.8 sq. m. (730 sq. ft.)  
Store/Kitchenette 5.8 sq. m. (62 sq. ft.)  
WC --- ---

#### Basement

Conference Facilities/Storage/  
Offices 68.0 sq. m. (732 sq. ft.)

86/88 Sunbridge Road are currently combined and can be made available as a single unit or divided to suit individual purchasers.

## PRICE

84 Sunbridge Road - £95,000  
86 Sunbridge Road - £90,000  
88 Sunbridge Road - £125,000

Subject to Contract – with full vacant possession upon completion.

## LEASE

Our clients would consider a lease of the whole or individual units – rentals upon application.

## RATING ASSESSMENT

The properties are currently assessed for rating purposes as follows:-

**Address:** 84 Sunbridge Road, Bradford, BD1 2AQ  
**Description:** Shop & Premises  
**Rateable Value:** £10,250

**Address:** 86 Sunbridge Road, Bradford, BD1 2AQ  
**Description:** Shop & Premises  
**Rateable Value:** £8,600

**Address:** 88 Sunbridge Road, Bradford, BD1 2AQ  
**Description:** Shop & Premises  
**Rateable Value:** £11,000

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.

## VAT

We are advised that VAT is not applicable to this property.

## 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 - 92

## VIEWING

Strictly by prior appointment with the sole selling/letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

(Sept 2015 – 2708 / MAJB)

**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.

13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049