



**Dyson Street, Heaton
Bradford, BD9 4DE**



FOR SALE

**Part Income Producing Investment Opportunity
Comprising 5 Small Industrial/Office Units
And First Floor Residential Flat
Within Secure Gated Compound**

PRICE: £175,000

Dyson Street, Heaton, Bradford, BD9 4DE

LOCATION

The property is located within Heaton on Dyson Street, close to its junction with Highgate. The surrounding area is a mix of commercial and residential users with Heaton Post Office and The Kings Arms Public House close-by.

DESCRIPTION

The property consists of a secure gated compound containing 5 small workshop/office units along with a first floor residential flat. In addition, the site benefits from on-site car parking and shared WC facilities. The site is currently part let and according to our measurements taken on site, each of the units offer the following approximate gross internal areas:-

Unit 1 (Currently Let)

Ground Floor Workshop/Office 21.98 sq. m. (237 sq. ft.)

Unit 2 (Currently Let)

Ground Floor Workshop/Office 26.55 sq. m. (286 sq. ft.)

First Floor Store 26.32 sq. m. (283 sq. ft.)

Unit 3 (Currently Vacant)

Ground Floor Workshop/Office 36.34 sq. m. (391 sq. ft.)

Mezzanine Store 15.10 sq. m. (162 sq. ft.)

Unit 4 (Currently Let)

Ground Floor Workshop & Office 33.66 sq. m. (362 sq. ft.)

Unit 5 (Currently Vacant)

First Floor One Bedroom Flat 48.29 sq. m. (520 sq. ft.)

Unit 6 (Currently Vacant)

Ground Floor Workshop 48.29 sq. m. (520 sq. ft.)

RATING ASSESSMENT

Each of the units are currently assessed for rating purposes as follows:-

Description:	-	Workshop and Premises
Units 1 & 2	-	£3,350
Unit 3	-	£2,050
Unit 4	-	£1,725
Unit 5 (Residential Flat)	-	Council Tax Band A
Unit 6	-	£1,550

The Uniform Business Rate for 2016/2017 is 49.7 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.

TENURE

The freehold interest in the property is offered for sale subject to the existing tenancies held on Units 1, 2 and 4.

TENANCY

Units 1 and 2 are currently let on an informal verbal agreement at a passing rental of £5,400 per annum.

Unit 4 is currently let on an informal verbal agreement at a passing rental of £3,000 per annum.

Further details are available upon request.

PRICE

£175,000 - subject to contract for the freehold interest.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating for each of the units are as follows:-

Unit 1	-	G195
Unit 2	-	G187
Unit 3	-	G295
Unit 4	-	E109
Unit 5 (Residential Flat)	-	G10
Unit 6	-	F127

VAT

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

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

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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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