



RESIDENTIAL INVESTMENT
140-148 MANNINGHAM LANE
BRADFORD, BD8 7JA



FOR SALE
Residential Investment Property
30 x Residential Units producing at total gross income of
approximately £159,464 per annum with potential for rental
guarantee and management service from vendor
PRICE - £1.5 Million – Subject to Contract



RESIDENTIAL INVESTMENT

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LOCATION

The property is situated with frontage to Manningham Lane, approximately ½ mile north of Bradford City Centre. It is well located between Bradford Inner Ring Road (A6181 – Drewton Road/ Hamme Strasse) and Bradford Outer Ring Road (A6177 – Carlisle Road/Queens Road). The property is at the junction of Manningham Lane and Spring Lodge Place, close to Bradford City Football Club's Valley Parade Stadium and, being convenient for a number of retail and restaurant facilities including Tesco Express, Al-Falah Supermarket and Manningham Lane Retail Park.

The property is within easy walking distance of the City Centre and, regular bus services extend along the A650 – Manningham Lane to both the City Centre and north to Shipley, Keighley and beyond.

DESCRIPTION

The property comprises a substantial 4-storey stone built former office building, recently converted to provide good quality residential accommodation spread across all levels and being principally fully let, producing a total gross annualised rental of £159,464 per annum. The building provides a total of 25 x 1-bedroom & studio apartments and 5 x 2-bedroom apartments. A full schedule of income, unit numbers etc. together with additional photographs is available upon request.

ACCOMMODATION

The building has been recently refurbished to a high standard. The residential accommodation is fully furnished and, each unit incorporates fitted kitchen facilities with appropriate white goods, living areas with good quality furnishings, flat screen televisions etc. and, fully fitted bathroom or shower rooms. The vast majority of units have en-suite and/or house bathrooms depending upon bedroom numbers.

A schedule of photographs is available upon request.

TENANCIES

The property is subject to 30 Assured Shorthold Tenancy Agreements and, the vendor is prepared to guarantee the rental income for a term of 3 years and also provide a management service (at an appropriate agreed cost) to ensure continuity of income, maintenance of the building and structures and limited investor involvement.

The total current gross income is £159,464 per annum which we understand also includes electricity and a number of other service charges.

PRICE

£1.5 Million – Subject to Contract for the freehold interest subject to the Schedule of Tenancies.

VAT

VAT will not be chargeable upon the investment sale.

LEGAL COSTS

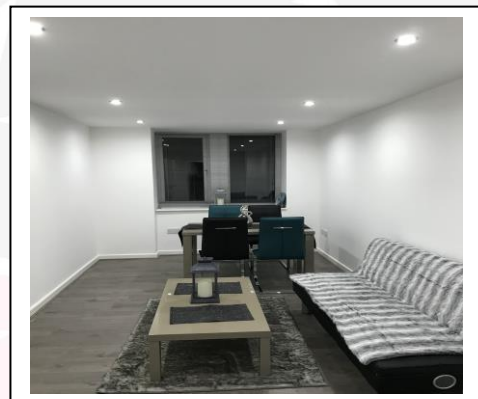
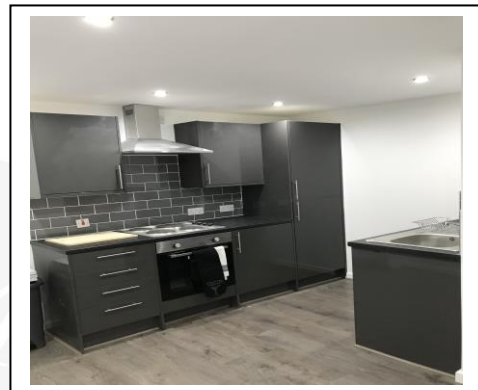
Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates are available for each unit as required.

VIEWING

Strictly by prior appointment with the sole selling agent:-
Mark Brearley & Company – Tel: 01274 595999
Email: enquiries@markbrearley.co.uk
Web Site: www.markbrearley.co.uk
(March 2018 – 1585/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.

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