



**189-195 WIBSEY PARK AVENUE
WIBSEY
BRADFORD, BD6 3QJ**



FOR SALE BY AUCTION
Wednesday 11th July 2018
Established Mixed Use Investment Property
Currently Producing £36,250 Per Annum
GUIDE PRICE - £275,000 – £300,000

189-195 WIBSEY PARK AVENUE, WIBSEY, BRADFORD, BD6 3QJ

LOCATION

Situated approximately 3 miles south-west of Bradford City Centre, the property occupies a position fronting Wibsey Park Avenue with return frontage to Moston Grove in an established residential suburb of the City known as Wibsey.

Immediate surrounding users are predominantly of a residential nature and Wibsey centre is only a short distance to the north-east.

DESCRIPTION

The property comprises an established parade of retail units with residential accommodation currently generating a gross income of £36,250 per annum. The parade includes four independent retail units with three self-contained flats above offering a combination of 2 & 3-bedroom accommodation.

Externally, the property has communal gardens and separate garaging.

SERVICES

The property benefits from the provision of all main services to include gas, electric, water and mains drainage. Each of the units are independently metered and residential elements benefit from gas fired central heating systems.

None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

OUTGOINGS

Each of the units are assessed for Uniform Business Rates as follows:-

Address	Description	Rateable Value
189 Wibsey Park Avenue	Shop & Premises	£7,300
191 Wibsey Park Avenue	Shop & Premises	£4,550
193 Wibsey Park Avenue	Shop & Premises	£5,500
195 Wibsey Park Avenue	Shop & Premises	£5,400
Address	Council Tax Band	Council Tax Payable
191a Wibsey Park Avenue	A	£1,039.25
193a Wibsey Park Avenue	A	£1,039.25
195a Wibsey Park Avenue	A	£1,039.25

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

Due to transitional relief provisions and personal circumstance of prospective tenants, interested parties are advised to check with the Local Rating Authority as to their current rates liability.

ENERGY PERFORMANCE CERTIFICATE

The property has several Energy Performance Certificates (EPC's) further details of which are available upon request.

AUCTION DETAILS

The property is offered for sale by Auction via the Auction House on Wednesday 11th July 2018 at the Norman Hunter Banqueting Suite Elland Road Stadium, Leeds, LS11 0ES

GUIDE PRICE

£275,000 - £300,000

TENURE

Freehold – subject to the following Tenancy Agreements.

	Tenant	Term	Rent
189	Moazam Hussain	10 Yr Lease expires Sept 2018	£ 7,750
191	Sara Bland	6yr Lease expires Sept 2020	£ 4,800
191A	Stuart Walsh	6 Month AST 3rd Oct 2018	£ 4,800
193	Mrs Patel	3 Yr Lease Expires March 2019	£ 6,200
193a	Craig Turner	6 Month AST Expires June 2018	£ 4,200
195/a	Tasawar Iqbal	Terms Agreed for new 10 Yr Lease	£ 8,500
		Total Rent Roll	£ 36,250

CHARGES

An administration Charge of 0.6% inc vat of the purchase price to be charged by the auctioneer's subject to a minimum fee of £900 inc VAT

VAT

The property is not elected for VAT.

VIEWING /FURTHER INFORMATION

Local Agents

Mark Brearley & Company – Tel: 01274 595999
Email: enquiries@markbrearley.co.uk
Web Site: www.markbrearley.co.uk

Auctioneers

The Auction House Tel 01133933482
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Web Site www.auctionhouse.co.uk

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