



**241-243 Bingley Road
Saltaire, Shipley
BD18 4DN**



FOR SALE

**Established Mixed Use Investment Property
Currently Producing £21,540 Per Annum**

PRICE – Offers in the Region of £300,000



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

241-243 Bingley Road, Saltaire, Shipley, BD18 4DN

LOCATION

The property occupies a prominent and visible position fronting the A650 Bingley Road only a short distance west of the Village of Saltaire within an established and sought after residential location.

The area is well served by public transport with Saltaire Train Station within only a short distance and a number of bus routes passing along Bingley Road itself.

DESCRIPTION

The property comprises two substantial and attractive mid-through terrace buildings which have been amalgamated and converted to provide a veterinary surgery and premises to the ground and basement levels with 3 self-contained flats above.

Accommodation is provided across 4 levels and externally the property benefits from garden areas to front with small yard/off road car parking to rear.

ACCOMMODATION

According to our measurements taken on site, the property offers the following internal areas:-

Basement

Store rooms, 2 x surgery plus garage and recovery rooms 92.05 sqm (991 sqft)

Ground Floor

Reception, consultancy room and dispensary, former bathroom, office and staff room 85.90 sqm (925 sqft)

Separate ground floor entrance, hallway and staircase leading to:

First Floor

Flat 2 - 1-bedroom apartment 42.12 sqm (453 sqft)

Flat 3 - 1-bedroom apartment 52.63 sqm (567 sqft)

Communal Hallway and Staircase leading to:-

Second Floor/Converted Attic

Flat 4 - 2-bedroom apartment 93.59 sqm (1,007 sqft)

SERVICES

The property as a whole is understood to benefit from the provision of all mains services to include gas, electric, water and mains drainage. We would further make comment the commercial element plus each of the residential apartments are individually metered and there is an integrated fire alarm throughout.

Individual gas fired boilers provide both hot water and central heating to both the residential and commercial areas.

OUTGOINGS

The property is currently assessed for Uniform Business Rates as follows:-

Address: 241 Bingley Road, Shipley, BD18 4DN
Description: Surgery and Premises
Rateable Value: £5,700

The Uniform Business Rate for 2018/2019 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.

Each of the residential apartments are understood to be assessed for Council Tax purposes as follows:

Band: A
Council Tax payable 2018/2019 - £1,039.25

TENURE

The freehold interest in the subject property is offered for sale subject to the following Tenancy Agreements

ADDRESS	TYPE	RENT
Ground Floor & Basement	Commercial Lease	£7,800
Flat 2	AST	£3,840
Flat 3	AST	£4,500
Flat 4	AST	£5,400

PRICE

Offers are sought in the region on £300,000 for the freehold interest subject to the existing Tenancy Agreements.

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 event of a paid transaction.

ENERGY PERFORMANCE CERTIFICATE

The property has a number of Energy Performance Certificate (EPC) assessments for each of the demises, copies of which are available on request.

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

(Oct 2018 – 5985 / SPI)

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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