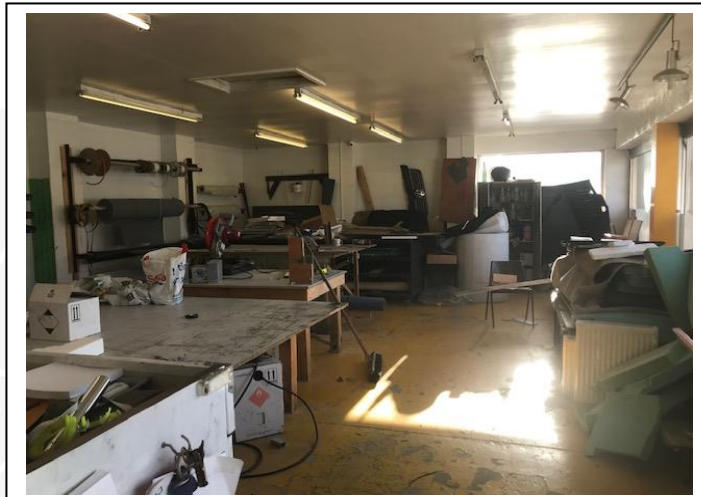




**C&A CARS
TOWNGATE, WYKE
BRADFORD, BD12 9JQ**



FOR SALE

**High Profile Prominent Site
Suitable for a Variety of Uses**

**Extending to Approximately 0.072 Hectares (0.177 Acres) with Workshop of
118.08 sq. m. (1,271 sq. ft.) and Approximately 40 External Car Display/Car
Parking Spaces**

Price – Offers in the Region of £300,000 – Subject to Contract

C&A CARS, TOWNGATE, WYKE, BRADFORD, BD12 9JQ

LOCATION

The property occupies a prominent main road location with significant frontage to Towngate on its junction with Westfield Lane and Green Lane on the southern periphery of Wyke Village. Towngate provides access to the main shopping area within Wyke with Asda Supermarket close-by.

The M606 and M62 motorways are situated approximately one mile to the east, accessed via the A58 and provide easy access to Bradford City Centre, Leeds, Manchester and beyond.

DESCRIPTION

The property comprises a car sales forecourt with workshop and office on a site of approximately 0.072 hectares (0.177 acres) with substantial frontage to Towngate and Westfield Lane. Vehicular access is from Towngate with on-street parking available close-by.

ACCOMMODATION

According to our measurements taken on site, the property benefits from the following net internal floor areas:-

Workshop 1

Office 63.40 sq. m. (682 sq. ft.)

Workshop 2

49.84 sq. m. (536 sq. ft.)

Office 4.84 sq. m. (52 sq. ft.)

2 x WC --- ---

**Total Approx. Net
Internal Floor Area 118.08 sq. m. (1,271 sq. ft.)**

External

Approximately 40 car display/car parking spaces.

RATING ASSESSMENT

The property is currently assessed via a number of entries.

Further information is available upon request.

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.

PLANNING PERMISSION

The property on site is currently utilised as a car sales forecourt but may be suitable for a variety of alternative uses. Interested parties should make their own enquiries to Bradford Council Planning Office

PRICE

Offers are invited in the region of £300,000 – Subject to Contract.

VAT

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

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating G -183

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

(Feb 2019 – 4478/CJM)



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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