



**94 Towngate
Wyke, Bradford
BD12 9JB**



FOR SALE

**Estate Agency Investment Opportunity
Currently Producing a Rental of £9,000 Per Annum
(Possibility of Vacant Possession – if required)**

PRICE: £110,000 - Subject to Contract



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

94 Towngate, Wyke, Bradford, BD12 9JB

LOCATION

The property occupies a main road position in Towngate in Wyke. It is directly opposite a new pharmacy building being near to both Asda with its associated car park and a convenience store occupied by Heron Foods, again with adjoining car parking.

Nearby occupiers in the immediate vicinity also include William Hill, Wyke Pound Store, Towngate Service Centre etc. The property is immediately adjacent to Wyke Cutting Zone.

DESCRIPTION

The property comprises a semi-detached and extended former retail unit, currently occupied as an estate agency providing main sales area and offices at ground floor level, together with first floor office accommodation with appropriate staff areas and toilet facilities.

The property has forecourt car parking for 2 vehicles.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Ground Floor

Main Sales Office	28.15 sqm	(303 sqft)
Office	18.30 sqm	(197 sqft)
Store/Staff	1.39 sqm	(15 sqft)
Total Net Ground Floor Area Approx.	47.84 sqm	(515 sqft)

First Floor

Offices	28.15 sqm	(303 sqft)
Staff	2.42 sqm	(26 sqft)
Toilet Area etc	---	---
Total Net Internal Floor Area Approx.	30.57 sqm	(329 sqft)

External

Forecourt car parking

RATING ASSESSMENT

The property is understood to be assessed for rating purposes as follows:-

Description: Shop and Premises
Rateable Value: £8,200

The Uniform Business Rate for 2019/2020 is 50.4 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.

LEASE

The property is let under the terms of a full repairing and insuring lease to Local Lettings & Estates (2015) Ltd. for a term of 5 years commencing on the 16th August 2018 and ending on the 15th August 2023. The current passing rental is £9,000 per annum exclusive. The first floor of the property has been sub-let on an annual licence arrangement – further details upon request.

PRICE

£110,000 subject to contract and subject to the terms of the current lease.

VAT

We understand the property is not registered for VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) has been commissioned.

LEGAL COSTS

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

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

(April 2019 – 5996 / 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.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049