



**89 HEIGHTS LANE
BRADFORD, BD9 6DU**



FOR SALE BY AUCTION – 16TH MAY 2019

**Mixed Use Investment Property
Comprising Ground Floor Retail Premises
With First Floor Self-Contained Flat
Currently Producing £10,940 Per Annum with Potential for Uplift**

GUIDE PRICE – Offers in Excess of £90,000

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LOCATION

The property is situated approximately 2½ miles north-west of Bradford City Centre in an area known as Heaton. Immediate surrounding users are predominantly of a residential nature although there are secondary retail users within close proximity. Bradford Royal Infirmary is only a short distance to the south and there is a Co-operative convenience store only a short distance to the north.

DESCRIPTION

The property comprises a 2-storey extended semi-detached property which offers a combination of retail facilities to the ground floor with self-contained 2-bedroom flat above.

Externally, the property benefits from tarmacadam off-road car parking leading to single storey double garage with small rear garden laid to lawn.

ACCOMMODATION

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

Ground Floor

Retail/Sales Area	28.14 sq. m. (302 sq. ft.)
WC Facilities	---
Store Room	2.77 sq. m. (30 sq. ft.)
Store/Ancillary Area	3.53 sq. m. (38 sq. ft.)
WC Facilities	---
Rear Stock Room/Sales Area	19.17 sq. m. (206 sq. ft.)

Entrance Vestibule & Staircase leading to:-

First Floor

Small Landing Area leading to:-

House Bathroom – 3-piece suite in white with shower over bath.
Kitchen – modern range of base and wall units in a light wood finish with dark coloured worktop incorporating stainless steel sink and drainer complete with splashback tiling. Plumbing for automatic washing machine plus space for free-standing cooker - 3.17 metres (10ft) x 1.83 metres (6ft)
Double Bedroom – 4.18 metres (14ft) x 3.52 metres (12ft)
Living Room – 4.2 metres (14ft) x 3.94 metres (13ft)
Single Bedroom – 3.19 metres (11ft) x 2.46 metres (8ft)

External

Tarmacadam drive/off-road car parking plus double garage and rear garden laid to lawn.

SERVICES

The property is understood to benefit from the provision of all mains services to include gas, electric, water and mains drainage. Retail and residential elements are separately metered with independent gas fired central heating boilers providing instant hot water and space heating.

Please Note: none of these services have tested and prospective purchasers are advised to make their own enquiries as to their suitability.

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description:	Shop & Premises
Rateable Value:	£10,250

The Uniform Business Rate for 2019/2020 is 50.4 pence in the £.

The residential element is understood to be assessed for Council Tax purposes under Band A.

TENURE

The freehold interest in the property is offered for sale subject to the following tenancies:-

Retail Element

This is let The Arc Charity Shop under the terms of a new 3 year internal repairing and insuring lease at an annual rental of £6,860.

Residential Element

The residential element is currently let under the terms of an Assured Shorthold Tenancy Agreement which expires in June 2019 at a passing rental of £4,080 per annum.

The tenant has given notice to vacate at the end of their tenancy and it is believed a re-letting of this element of the property would produce a rental close to £4,800 per annum.

AUCTION DETAILS

The property is offered for sale via The Auction House on Thursday 16th May 2019. The auction is to be held at The Leeds Lounge, Level 2, East Stand, Leeds United Stadium, Elland Road, Leeds, LS11 0ES

GUIDE PRICE

£90,000 plus (plus fees)

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 transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) are available upon request.

VIEWING

Strictly by prior appointment with joint auctioneers or sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

The Auction House – Tel: 0113 393 3482

Email: info@auctionhousewestyorks.co.uk

Web Site: www.auctionhouse.co.uk/westyorkshire

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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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