



**3-5 Oak Lane
Bradford, BD9 4NA**



FOR SALE

**Former Banking Premises Suitable for a Variety of Uses
Subject to Planning
280.41 sqm (3,018 sqft)**

PRICE: £200,000

3-5 Oak Lane, Bradford, BD9 4NA

LOCATION

Situated approximately one mile north of Bradford City Centre in an area known as Manningham. The property occupies a prominent position fronting Oak Lane, close to its traffic light junction with Keighley Road/Manningham Lane and directly opposite one of the principle access points to Lister Park and Cartwright Hall.

DESCRIPTION

The property comprises a large attractive stone built former banking hall and premises which offers accommodation across 3-levels to include basement storage, ground floor banking hall, office and strong room facilities plus ancillary staff and storage accommodation to the first floor.

ACCOMMODATION

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

Basement

3 x Store Rooms	53.21 sqm	(573 sqft)
-----------------	-----------	------------

Ground Floor

Banking hall, private and open plan office, store, coms room and strong room	146.15 sqm	(1,573 sqft)
--	------------	--------------

First Floor

Office accommodation, stores and staff facilities including ladies and gents WC's	81.04 sqm	(872 sqft)
---	-----------	------------

Approximate Total Net Internal Floor Area	280.41 sqm	(3,018 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.

Space heating is provided throughout via a traditional wet system with gas boiler serving pressed steel radiators or similar.

Please Note: None of these services have been tested and prospective purchasers are advised to satisfy themselves as to their suitability.

RATING ASSESSMENT

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

Description:	Bank and Premises
Rateable Value:	£16,500

The Uniform Business Rate for 2019/20 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.

TENURE

The freehold interest in the property is offered for sale with full vacant possession. It should be noted the long leasehold interest of a 2-bedroomed second floor flat has been disposed of at a peppercorn rent. This flat may be available by way of separate negotiation.

PRICE

£200,000

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

The Energy Performance Certificate (EPC) rating for the property is:-

D - 76

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

(May 2019 – Amended July 2019 – 6227 / 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.

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

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