



**THE COP SHOP
367 BOWLING HALL ROAD
BRADFORD, BD4 7SX**



FOR SALE

**Former Sandwich Shop & Premises
Occupying Visible Position
Suitable for Alternative Uses Subject to Planning
21.83 sq. m. (235 sq. ft.)**

PRICE – Offers in the Region of £70,000 - Subject to Contract

THE COP SHOP, 367 BOWLING HALL ROAD, BRADFORD, BD4 7SX

LOCATION

The property occupies a prominent position approximately 2½-miles south-west of Bradford City Centre with frontage to and access from Bowling Hall Road, close to its T-junction with the A6177 Rooley Lane which forms part of Bradford's Outer Ring Road.

Immediate surrounding users are of a residential nature although Bowling Hall Medical Practice is opposite, and a small secondary retail unit is located only a short distance to the north-west.

DESCRIPTION

Understood to have been originally constructed for use by the police force, the property comprises a single storey brick built detached building surmounted by a flat mineral felt roof.

Last utilised as a sandwich shop. Internally, the property is sub-divided to create a small servery with partially fitted kitchen behind and WC/staff facilities to one corner.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Retail/Sales Area – sub-divided
to create kitchen/preparation
area plus small servery 21.83 sq. m. (235 sq. ft.)

WC Facilities --- ---

SERVICES

The property is understood to benefit from mains drainage, water and single phase electric. No gas is currently available.

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

RATING ASSESSMENT

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

Description: Shop and Premises
Rateable Value: £1,225

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.

TENURE

The freehold interest in the property is offered for sale with full vacant possession.

PRICE

Offers are invited in the region on £70,000 subject to contract for the freehold interest with vacant possession (Plus VAT – if appropriate)

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is not required.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

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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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