



Former Oakleigh Care Home – Oakleigh Road Clayton, Bradford, BD14 6NP



TO LET (May Sell)

**Former 26 Bedroom Care Home Premises
(Suitable for a Wide Variety of Alternative Uses Subject to Planning Permission)
Appropriate Ancillary Accommodation Including Kitchen, 2 Lounges,
Conservatory, Offices etc**

RENTAL: £50,000 Per Annum Exclusive

Oakleigh Care Home – Oakleigh Road, Clayton, Bradford, BD14 6NP

LOCATION

The property is situated at the junction of Oakleigh Road and Oakleigh Avenue, close to Clayton Lane and slightly to the south-west of Clayton Village Centre, being approximately 3 miles south-east of Bradford City Centre. The surrounding area is predominantly residential in nature and includes a variety of detached and semi-detached bungalows, terraced housing and more recent detached housing.

DESCRIPTION

The property, which occupies a large corner site, with main pedestrian access from Oakleigh Road and vehicular access from Oakleigh Avenue and car parking fronting onto Oakleigh Avenue, comprises a single building which has been extended and now provides a total of 26 bedrooms of which 11 have en-suite toilets, together with the usual additional community facilities including lounges, conservatory, offices, toilets etc. The basement area incorporates 5 separate store rooms, a laundry, boiler room etc. There is a small store room at second floor level.

The property which incorporates an extension to one side which includes a lift, and also a rear conservatory area, benefits from garden areas to the front and rear and car parking on site for 6 vehicles to the side of the building.

ACCOMMODATION

The property provides the following accommodation at each level:-

Ground Floor

Entrance Hall, 11 bedrooms, 2 offices, kitchen, 2 lounges, conservatory, toilets, communal bathrooms etc.

First Floor

15 bedrooms, communal bathroom, store room

Second Floor

Store Room

Basement

5 Separate store rooms, laundry and boiler room

External

Lawned gardens to the front and rear with enclosed patio area.

Car parking for up to 6 vehicles to the side of the property.

RATING ASSESSMENT

The property is currently assessed for Council Tax purposes as follows:-

Council Tax Band: G
Council Tax Payable 2019/2020: £2,749.55

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating appropriate upward only rent reviews.

RENT

£50,000 per annum exclusive.

FREEHOLD SALE

Our clients may consider a freehold sale of the subject property – price upon application - subject to contract.

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 - 78

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

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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