



**LYCEUM WORKS  
LEEDS ROAD  
BRADFORD, BD3 8LG**



**FOR SALE**

**Two Storey Workshop/Storage Building, with Shared Yard,  
having a Gross Internal Area on each level of 81.63 sqm  
(879 sqft)**

**PRICE - £135,000 Subject to Contract**

# LYCEUM WORKS - LEEDS ROAD BRADFORD, BD3 8LG

## LOCATION

The property is located to the rear of Leeds Road (A647) approx. 1.5 miles East of Bradford City Centre and close to the junction of Leeds Road with Killinghall Road/Laisterdyke (A6110 – Bradford Outer Ring Road).

The property has access from Bradford Lane, and Napier Street.

Nearby occupiers include IceStone Desserts, Riwayah Fashions, Koh-i-Noor, Day Express Convenience Store, and Motif Bridal. Nearby are Suede, Mother Hubbards Fish & Chips

## DESCRIPTION

Two Storey Workshop/Stores Building, with timber loading doors at ground floor level, and first floor former showroom, providing stores, office and WC

## ACCOMMODATION

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

### **Ground Floor**

Workshop	81.63 sqm	(879 sqft)
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### **First Floor**

Stores/Formal Showroom	81.63 sqm	(879 sqft)
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### **Approximate Total Gross Internal Floor Area**

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<b>163.26 sqm</b>	<b>(1,757 sqft)</b>	
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## External

Shared yard area

## SERVICES

The property benefits from the provision of mains electric, water and drainage.

**Please Note:** None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

## OUTGOINGS

We understand the property to be assessed for Uniform Business Rates as follows:-

Description:	Warehouse and Premises
Rateable Value:	£4,050

The Uniform Business Rate for 2022/2023 is 51.2 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.

## PRICE

The property is offered for sale on a freehold basis with offers invited in the region of £135,000 – Subject to Contract

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned

## VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

## VIEWING

Strictly by prior appointment with the sole selling agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://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.

28 Victoria Street, Skipton, BD23 1JE  
Tel: 01274 595999

Leeds Office Tel: 0113 518 2573