



**GREENGATES LODGE
830A HARROGATE ROAD
BRADFORD, BD10 0RA**



FOR SALE

Fully Let Office Building with Potential for Alternative Uses - Subject to Appropriate Consents, producing an income of £15,600 PA Excl
Comprising 2-Storey office building with car parking, situated in a small complex just off Harrogate Road and extending to a total net internal floor area of approx. 169.83 sq. m. (1,828 sq. ft.) together with 5 car parking spaces

PRICE – Offers in the Region of £250,000 Subject to Contract

GREENGATES LODGE – 830A HARROGATE ROAD, BRADFORD, BD10 0RA

LOCATION

Greengates Lodge occupies a convenient location in a secluded backwater at the junction of Harrogate Road (A658) and Leeds Road/New Line (A657) at Greengates. It is conveniently positioned to the rear of the Asda Supermarket and nearby are a number of other occupiers including J Sainsbury Supermarket, KFC, Costa Coffee etc. The property is in a small development, which is predominantly also offices with a small residential area.

Immediately to the south-east is Greengates Community Garden and a new junction is proposed which will shortly commence at Harrogate Road/New Line. In the immediate vicinity other occupiers include Aldo's Italian, Farm Foods, Subway, Kiplings and Greengates Fisheries.

DESCRIPTION

The property comprises a stone-built office building, being detached and having the benefit of 5 car parking spaces within the shared courtyard area.

ACCOMMODATION

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

Ground Floor

Shared Entrance Hall/Lobby Waiting Area	144.31 sq. m. (154 sq. ft)
Shared Staff/Kitchen Area	6.97 sq. m. (75 sq. ft.)
Toilet Facilities	---
Office Suite	71.63 sq. m. (771 sq. ft.)

First Floor

Landing & Office Suite	76.92 sq. m. (828 sq. ft.)
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**Total Net Internal Floor
Area Approx. 169.83 sq. m. (1,828 sq. ft.)**

External

5 car parking spaces within the shared courtyard area.

RATING ASSESSMENT

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

Address: Ground Floor Greengates Lodge, 803a
Harrogate Road, Bradford, BD10 0RA
Description: Offices & Premises
Rateable Value: £7,800

Address: First Floor Greengates Lodge, 803a
Harrogate Road, Bradford, BD10 0RA
Description: Offices & Premises
Rateable Value: £8,300

The Uniform Business Rate for 2020/2021 is 50.3 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.

LEASES

The property is fully let, on two leases as follows:

Ground Floor – let to Navyasaar Limited from 01.01.2019 to 31.12.2022 at a rent of £3,600 PA Excl

First Floor – let to Bohemian Limited from 01.01.2019 to 31.12.2022 at a rent of £12,000 PA Excl

Both leases excluded from security of tenure provisions of the landlord and tenant act

PRICE

Offers are invited in the region on £250,000 subject to contract for the freehold interest subject to leases (Plus VAT – if appropriate).

VAT

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Rating (EPC) for this property is:-

F - 130

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

(Aug 2020 – 4643 / MAJB)



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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