

**661 Cleckheaton Road
Low Moor
Bradford BD12 0LJ**

**Price
£110,000**



MIXED USE INVESTMENT OPPORTUNITY

Generating £9,000 per annum

- Newsagent premises with living accommodation above
- Let for 12 years from 2015
- Freehold corner property in a mixed residential and commercial location

DESCRIPTION

The property comprises a two storey prominent stone built corner property constructed under a pitched and hipped slate covered roof which provides ground floor off licence premises with a first floor one bedroom flat.

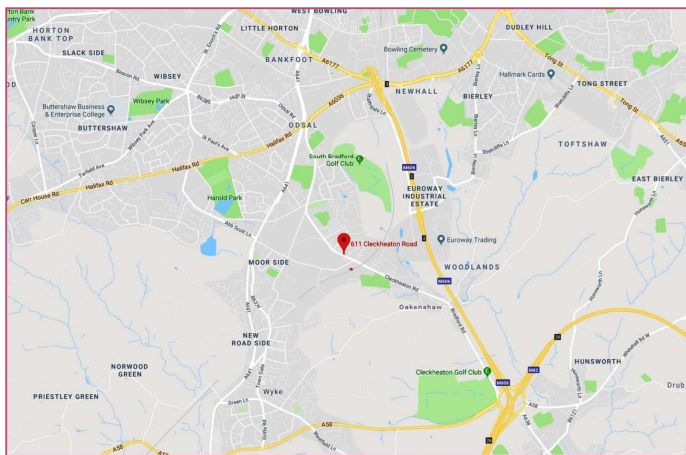
The property has frontage onto Cleckheaton Road which is one of the main arterial roads linking Odsal with Junction 26 of the M62 motorway network at Chair Bar.

The property provides ground floor retail and storage accommodation with a separately accessed one bedroom flat above, all of which is held under a single lease for a term of 12 years at an annual rent of £9,000 per annum.

The property is available on a freehold basis and presents an excellent opportunity to acquire mixed use investment premises in a popular residential and commercial location in close proximity to local amenities and the newly developed Low Moor railway station.

LEASE TERMS

The property is let for a term of 12 years from 2015 at an annual rent of £9,000 per annum which incorporates 3 yearly rent reviews. The lease is granted on effective full repairing and insuring terms with a copy of the occupational lease available from the agents office on request.



ACCOMMODATION

Commercial Element

■ BASEMENT	
Storage	39.58m ² (426ft ²)
Staff WC area	
■ GROUND FLOOR	
Sales area	26.66m ² (287ft ²)
Store	

Residential Element

Having ground floor entrance and kitchen with staircase leading to:

- FIRST FLOOR
- Including: Living Room, Bedroom & Bathroom

OUTSIDE

Communal garden area to the rear and on-street car parking to the front and rear.

PRICE
£110,000

VIEWING

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TENURE
Freehold.

RATEABLE VALUE & UNIFORM BUSINESS RATE
£2,850

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.1p/£ (2019/20).

COUNCIL TAX BAND
A

VAT
VAT may be charged on the property and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING
Commercial element: E
Residential element: D

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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