



**1-3 Killinghall Road & 93 Greenhill Lane
Bradford, BD3 8DN**



FOR SALE

3 Retail Units Potentially Suitable for Development Available Either as a Whole or Individually

The Properties Comprise 3 Retail Units, which are Currently joined at Ground and First Floor Levels, and can be Sold as a Single Entity or Alternatively Divided into 3 Individual Purchase Options. The Properties are Suitable for Owner Occupation, Development or Potentially Conversion, subject to necessary consents

PRICE: Available Individually or as a Whole

1-3 Killinghall Road & 93 Greenhill Lane, Braford, BD3 8DN

LOCATION

The property occupies a prominent corner position, at the junction of Killinghall Road (Bradford Outer Ring Road – A6177) and Greenhill Lane. It is close to the junction of Killinghall Road with Leeds Road (A647) and, is in an established mixed commercial and residential area.

Nearby occupiers in the immediate vicinity include Laisterdyke Library, Umm ul Qura Islamic Centre, Mehjabeen Bridal Studio, Mill Lodge Care Centre, Metro Store, Mr Value Bazaar, Do It Yourself Store, Bathroom Centre, Euro FC, Watan Superstore, Apex Accountants etc. Car parking is available on site at the end of Greenhill Lane.

DESCRIPTION

The property comprises 3 retail units, which were last occupied as a single building, but are available either as a whole or individually. The corner unit comprises ground floor retail area, first floor accommodation with toilet and staff area, together with second floor rooms with dormer window.

No 3 Killinghall Road provides ground floor retail accommodation with first floor storage and the rear unit at 93 Greenhill Lane, comprises a ground floor retail unit, first floor offices/store and second floor area with dormer window.

There is potential, subject to planning permission, for an extension to be constructed at the rear of the property and, for the upper floors of the property to be either extended, converted, or altered to provide residential accommodation.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

1 Killinghall Road

Ground Floor
Retail Area 34.37 sqm (370 sqft)

First Floor
Overall 24.90 sqm (268 sqft)

Second Floor
Overall 10.96 sqm (118 sqft)

3 Killinghall Road

Ground Floor
Retail Area 17.09 sqm (184 sqft)

First Floor
Overall 17.28 sqm (186 sqft)

93 Greenhill Lane

Ground Floor
Retail Area 22.58 sqm (243 sqft)

First Floor
Overall 20.53 sqm (221 sqft)

Second Floor
Overall 20.25 sqm (218 sqft)

External

Yard area/car park to the rear of 93 Greenhill Lane.

RATING ASSESSMENT

The property will require reassessment upon occupation for rating purposes.

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.

PRICE

The properties are available either individually or as a single entity. Prices are as follows:-

1 Killinghall Road - £195,000

3 Killinghall Road - £160,000

93 Greenhill Lane - £130,000

Alternatively, the entire can be available to purchase as a single entity at a price of £485,000 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:-

E - 114

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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