



Westgate, Bradford, BD1

Your Choice are pleased to offer for sale of a very large L shape Retail Shop offering 4 Show rooms over two floors & 5 bedroom flat on upper floors rented out as single room occupancies rented on AST's bases. The Property is located on one of the busiest main road in heart of City centre of Bradford between the row of mid terraced paraded shops overlooking on to the Aluster St Market which is due to be replace as West Gate Village in coming years. The property was built in late 1800 as part of the original Bradford substantial Victorian character with lots of building class as Grade 2 Listed for a variety of uses. Viewing Highly Recommended

**Asking Price
£299,000**

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk

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Property is very attractive to many trades subject to relevant planning permissions. The Retails premises is currently trading as an furniture show room of Sofas and upper floors converted into residential accommodation's, It would make an excellent purchase for a young/growing business to move into large retail unit ;located on main road, or it can be used as an office accommodation, large HMO, or to be converted into multiple residences to meet the demands of the growing city of Bradford.



Accommodation comprises of; 65 Westgate;

Entrance in to the large retail area leading to the rear show room with separate WC and a small kitchenette with access leading to the rear service road .



69 West Gate

A side entrance from the main road leading to the rear elevation of building in to the very large showroom which also have fire and loading access leading to the service road.



65 % 69 Basement Floors

A staircase leading to the lower floor leading to the fully professionally done up basement show room with utility points. It also leading to rear elevation of 65 Westgate as an open plan showroom/stock room with access stairs case to rear elevation for loading and unloading proposes. Basement floor is also offering a large utility room leading to WC.



The living accommodation briefly comprises of:

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67 West Gate

From the side elevation a door leading to the upper floors offers further three floors with 6 rooms currently rented out to single occupancies and producing rental income. for details on floor lay out, please visit the floor plan.

The living accommodation briefly comprises of:

First Floor: 3 large Bedrooms; Separate bathroom.

Second Floor: 3 Bedroom, Fully fitted Kitchen with access leading to the rear balcony over looking at the rear elevation offering ample daylight

Thirds floor; converted into 2 further bedrooms.

For more details on rooms please see photos and Floor Plan.

For approx. room sizes, please view the Floor Plan

Viewing highly recommended by appointment only.

EPC: D

<https://find-energy-certificate.service.gov.uk/energy-certificate/2929-7423-0000-0718-0222>

Council Tax Band: A -

Additional Information

Local Amenities include as following;

From City centre to linking all the major routs and having local school's shops, ex BRi Hospital site as Green field along with one of the city's characteristic historical mosque Jamyat Tabligh-ul-islam Central Mosque 0.07 miles including one of the well long standing restaurant for over 50 years as Sweet Centre being only 0.2 miles along with West Gate old Yorkshire Building society building being refurbished to very high standards.

Viewing arrangements

Strictly by prior telephone appointment with Your Choice Estate Agents.



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DISCLAIMER

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