



Great Horton Road, Bradford, BD7

*****Prominent Location Investment*** Business UN-EFFECTED*****

Your Choice are pleased to offer to the market a prominent location on GREAT HORTON ROAD as ground floor retail shop with 3 residential flats above. occupiers within close proximity including a convenience store, mortgage brokers, pound shop and a pharmacy. Situated almost opposite the property is a one of largest Sunday Market as Canon Mills. The property is situated within fairly close proximity to University of Bradford . The portfolio has a current gross annual income is in the region of £16000 with potential to earn £25000-40,000 Approx. D.A. once fully let. Accommodation briefly comprises of one large retail unit, one

Asking Price
£375,000

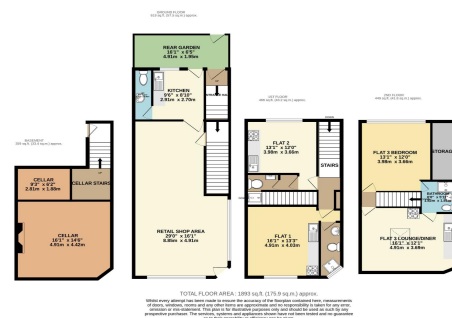
Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
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EFFECTED***Your Choice are pleased to offer to the market a prominent location on GREAT HORTON ROAD as ground floor retail shop with 3 residential flats above. occupiers within close proximity including a convenience store, mortgage brokers, pound shop and a pharmacy. Situated almost opposite the property is a one of largest Sunday Market as Canon Mills. The property is situated within fairly close proximity to University of Bradford . The portfolio has a current gross annual income is in the region of £13000 with potential to earn £35000-40,000 Approx. P.A once fully let. Accommodation briefly comprises of one large retail units, one which is trading as a second hand shop, The living accommodation above comprises of 3 self-contained one bedroom flats. Viewing strictly by appointment only



Retail Shop

Ground Floor Shop is currently being trading as second hand shop which can be split in to two shops. the shop provides a sales area with a laminate floor covering. To the rear there is a WC and a store. This is currently occupied by the owner and can be offered for sale presumably with vacant possession.

Lower Ground Floor

Lower Ground Floor as part of retail shop.

Living Accommodation comprises of ;

The living accommodation above is accessed from the Rear elevation with its own private entrance.

The accommodation briefly comprises:

GROUND FLOOR

Entrance Lobby with stairs leading to the first floor accommodation

FIRST FLOOR

The first and second floors provide residential accommodation, The first floor provides two flats and there is a single flat at second floor level.

Our marketing advice is provided on the assumption that all residential accommodation have been let on Assured short hold tenancy AST.

To the rear access to the residential accommodation is provided by a door, above which a former glazed panel has been boarded over. At first

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floor level is a PVC double glazed window. To the rear is a large accommodation over ground and first floor levels. Some PVC double glazed windows at ground and first floor levels, some of which have been filled in concrete. Access to the basement/lower ground floor level is provided by a timber door with a metal sheet covering and with a security gate.

To the rear of the property there is a yard area bounded by a mixture of stone and concrete blockwork walls. Within this area there is a pitched felt covered roof drained by PVC rainwater goods and with PVC double glazed windows.

Flat One;

Landing

Kitchen/Diner/Living Room/Bedroom One

Bathroom

Flat Two;

Landing

Living Room/Kitchen/Diner/Bedroom One

Bathroom

Stairs to the Second Floor

Flat Three;

Landing

Living Room/Kitchen/Diner/Bedroom One

Bathroom

Note: The flats are under

RATING/COUNCIL TAX:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office and Government websites which state the premises are subject to the following assessments:-

Rateable Value £xxxxxxx (Shop and Premises) Flats 1 -3- Council Tax Band A

PLANNING

The local authority is the City of Bradford Metropolitan District Council. Please check the current status on the property.

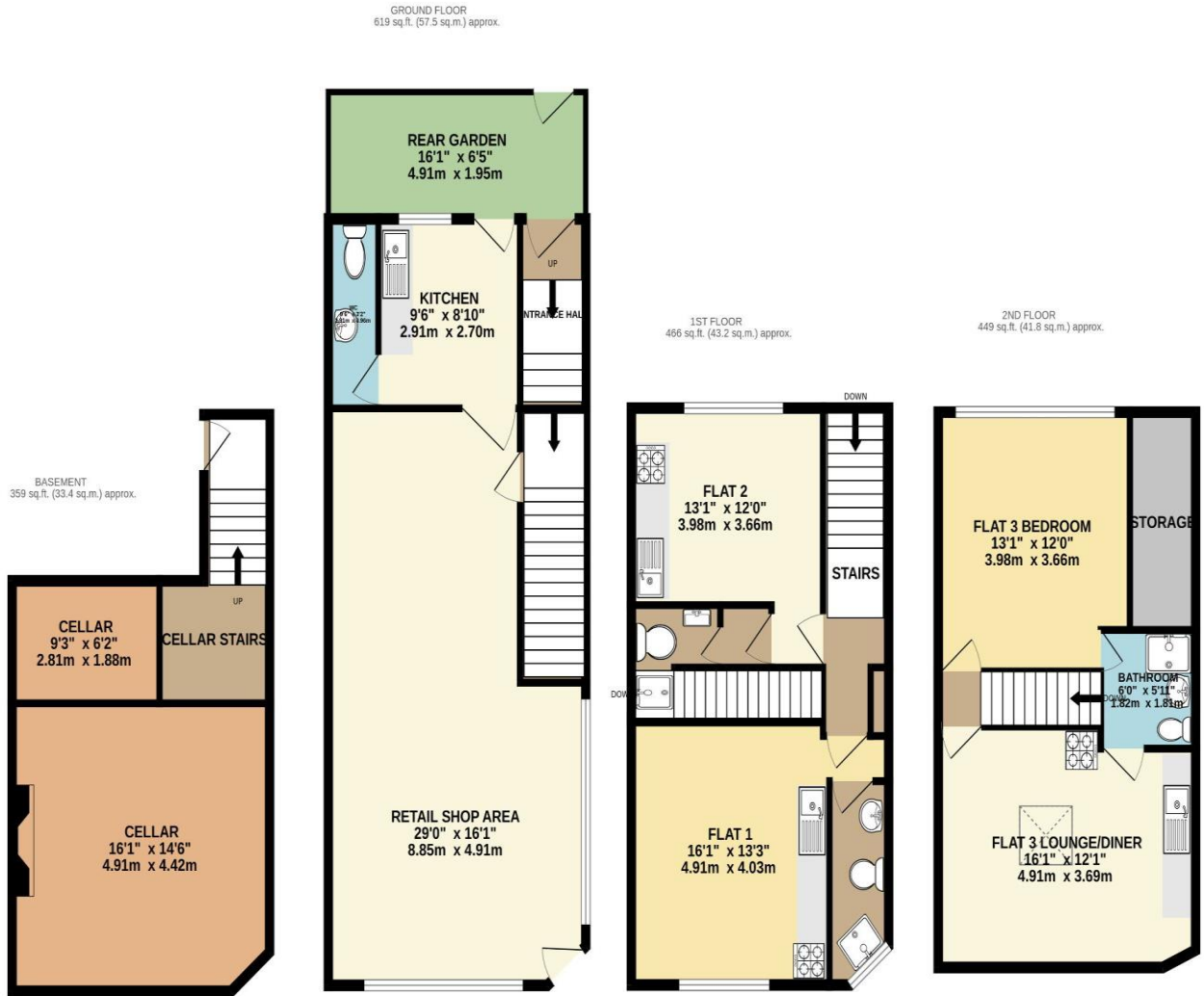
EPC RATING

Flat 1.

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TOTAL FLOOR AREA : 1893 sq.ft. (175.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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