

## Woodale Avenue, Bradford, BD9

Your Choice are pleased to offer to the market in a prominent location of Upper Heaton a large detached commercial, The property is double fronted ground floor retail shop trading as grocery shop with self-contained 2 bedroom living accommodation above the shop. The property is located off a busy main road within a residential location on a main bus route and schools close by. The potential gross annual income is in the region of £27400 pa. In brief the accommodation briefly comprises of double fronted large retail unit with grocery and meat section along with newly fitted cold room, the living accommodation above comprises of entrance stairs leading to the landing/hallway, kitchen, living room, two bedrooms, and bathroom. This property is indeed would be ideal for a hard working new owner or investor or likely to be of interest to INVESTORS, BUILDERS, DEVELOPERS, COMPANIES, ETC. Viewing is highly recommended

**Asking Price**  
**£285,000**

### 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





**\*\*\*Investment Opportunity\*\*\***

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**Ground Floor Retail Area**

Shop 1 is currently being used as a fully fitted grocery shop with meat section leading to the good size walkin cold room and kitchenet and 2 piece suit WC.

The property can available as vacant possession subject to stock and fitting and fixtures which belong to the current tenant who is open to offers upon the request via selling agent.

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

The accommodation briefly comprises:

**GROUND FLOOR**

Entrance Lobby with stairs leading to the first floor accommodation

**FIRST FLOOR**

Landing

Kitchen/Diner

Living Room

Bathroom

Bedroom One

Folding Stair ladder to the Second Floor

**SECOND FLOOR**

Open space with Velux light window giving ample space for second floor for further accommodation such second flats or bedsits.

**TENANCY**

The entire ground floor building is let to **Zaman's Grocery & Halal Meat** on a flexible lease.

The passing rent is £20,800 pa

The tenant has occupied the building since xxxx

In addition, there is car parking at the front leading to long side driveway all the way to the detached garage.

The upper floor is let to private residential tenant on a assured shorthold tenant AST at a passing rent of

£6,600 pa.

The total current rental income is therefore £27400 approx

**Epc Rating D**

**CEPC**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0530-0636-8479-6999-7092> Property type A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

**CEPC-RR**

for 21, Woodale Avenue, BRADFORD, BD9 6JQ expiry 15 November 2026

<https://find-energy-certificate.service.gov.uk/energy-certificate/0796-9698-7940-5490-3603>



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## LEGAL COSTS

In the event of a sale of business or letting being achieved, each party will be responsible for their own legal costs. Should a letting be agreed for the commercial element, the ingoing tenant will be responsible for both party's legal costs.

### Price

£280,000 Asking Price

### Rateable Value

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/101995241>

Current rateable value (1 April 2023 to present)£6,300

### Measurement

Please refer to floor plan in floor section for room measurements

### Tenure

Freehold

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### VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

For more details or to make an appointment please contact the above office at your earliest convenience.

**Att:** Mr Khalid Mahmood

**Tel:** 01274 493333 option 1

**Mob:** 07852154435

**Email:** [khalid.mahmood@ycea.co.uk](mailto:khalid.mahmood@ycea.co.uk)

## VIEWING ARRANGEMENTS

Strictly by prior telephone appointments with Your Choice estate agents.

Opening hours Monday to Thursday 09.00am -05.30pm

Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am -04.00pm

Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATION without obligation

**NO SALE OR LET – NO CHARGE**

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification

and confirmation of the source of funding will be required from the successful purchaser.

## Offer procedure

Our clients instruction in relation to offer vary, please contact us prior to making an Arrangements to purchaser such as contacting a bank, building society or solicitors you should make your offer to the branch dealing with the Sale of the house. In compliance with the estate Agents (undesirable practices) Order 1991, we are under obligation to check purchaser's Financial situation before recommending an Offer to a vendor, therefore, prior to any offer Being accepted you will be required to make an Appointment in order for you to financially qualify Your offer. If you are making a cash offer which is not subject to the sale of the property written Confirmation of the availability of the cash will be required so your offer can be eligible



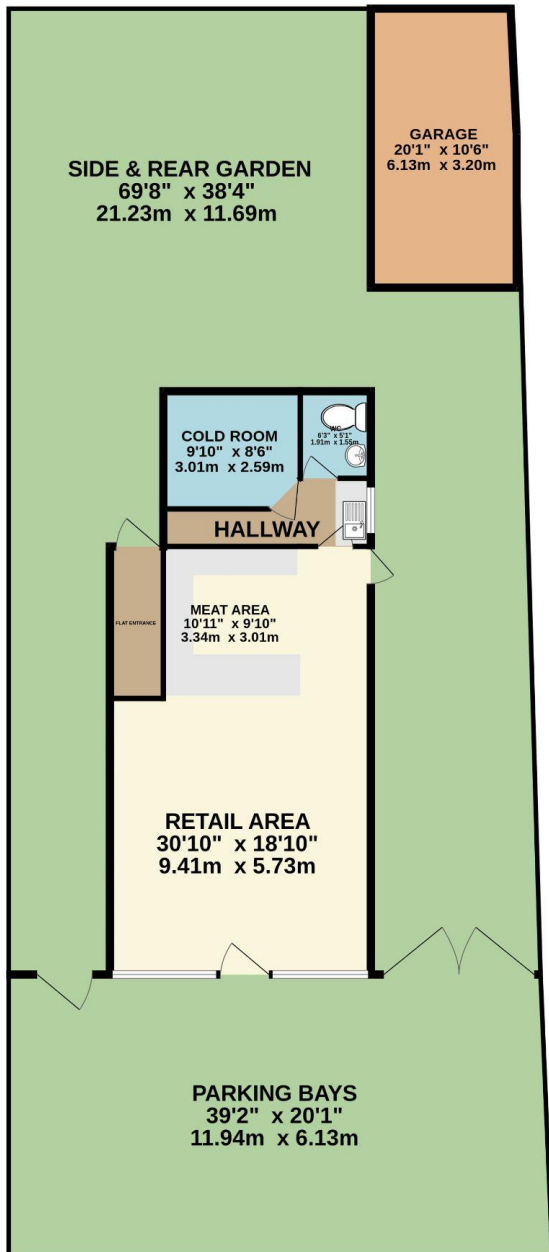
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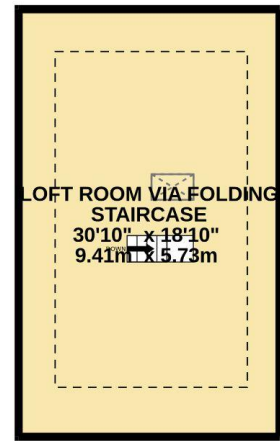
GROUND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



2ND FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 2119 sq.ft. (196.8 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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