



## Legrams Lane, Bradford, BD7

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

Your Choice Estate Agents are pleased to offer to the market in a prominent corner plot location as a ground floor offices with three bedroom living accommodation above. The property is located on Legrams Lane as a busy main road within a residential location on a main bus route and schools close by. In brief, the accommodation briefly comprises of One retail unit as 2 offices and large reception area with WC, The living accommodation above comprises of kitchen/diner, living room, three bedrooms, shower room and WC. The Retail premises is occupied by the current owner as Solicitors office and the flat above is rented out on Short Assured hold Tenancy at the rental income of £550PCM. Viewing Highly recommended.

**Asking Price**  
**£249,995**

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 \*\*\*\***Your Choice Estate Agents are pleased to offer to the market in a prominent corner plot location as a ground floor offices with three bedroom living accommodation above. The property is located on Legrams Lane as a busy main road within a residential location on a main bus route and schools close by. In brief, the accommodation briefly comprises of One retail unit as 2 offices and large reception area with WC, The living accommodation above comprises of kitchen/diner, living room, three bedrooms, shower room and WC . The Retail premises is occupied by the current owner as Solicitors office and the flat above is rented out on Short Assured hold Tenancy at the rental income of £550PCM .

Viewing Highly recommended.

## Description

The Commercial briefly comprises:

Ground Floor Shop 1 is currently being trading as offices premises as solicitors office with storage space on basement floor ideal as storage.

Lower Ground Floor is currently being used as a storage area same as above. The basement has direct access via rear door at the rear elevation.

The accommodation briefly comprises:

Living accommodation comprises of Three bedrooms.

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

## GROUND FLOOR

Entrance Lobby with stairs leading to the first floor accommodation

## FIRST FLOOR

Landing

Kitchen/Diner

Living Room

Bathroom

Bedroom One

Stairs to the Second Floor

## SECOND FLOOR

Landing

Bedroom Two

Bedroom Three

EPC RATING

**Residential EPC; E**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0180-2514-6050-2109-8571>



Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
Tel: 01274 493333 Email: [info@ycea.co.uk](mailto:info@ycea.co.uk)  
Website: [\\$WEBSITE\\$](#)



## **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**

£249,995 Asking Price

## **ANTI-MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations, From the successful purchaser, we will require a two forms of ID and confirmation of the source of funding i.e Proof deposit of deposit, MIP/AIP if buying via Mortgage.

## **VAT**

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

## **Support for businesses**

### **SUPPORTING NEW AND ESTABLISHED BUSINESSES IN BRADFORD**

Bradford is a great northern city, home to enterprising and creative people with strong productive businesses. With a proud industrial heritage and a growing economy, Bradford offers competitive living and business set-up costs. Bradford has one of the youngest populations in the UK making it a perfect place for businesses to make the most of upcoming talent. The Invest in Bradford Team has experienced Business Advisors to support any business looking to start-up, relocate or expand in the district. Contact us for more information.

Invest in Bradford on 01274 437727 or by clicking the following link  
<https://www.investinbradford.com>

## **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**

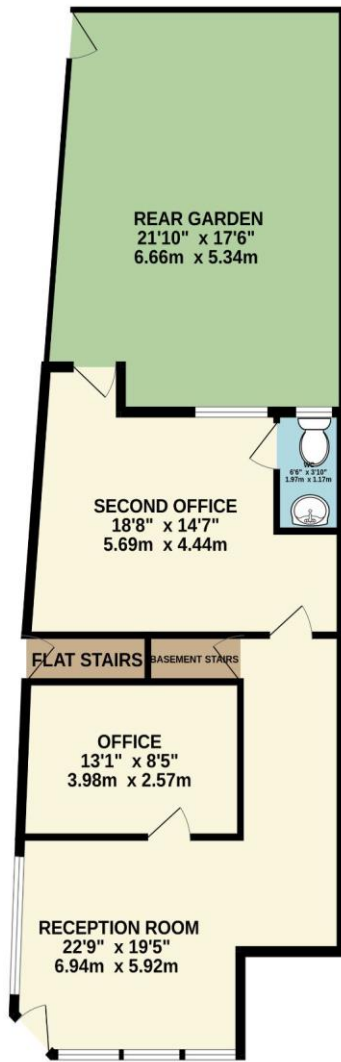
For more details or to make an appointment please contact the above office at your earliest convenience.

## **Your Choice Estate Agents**

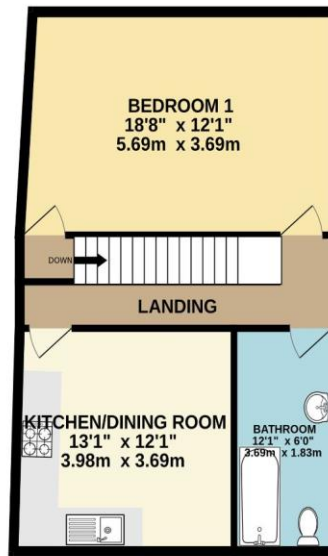
86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
Tel: 01274 493333 Email: [info@ycea.co.uk](mailto:info@ycea.co.uk)  
Website: \$WEBSITE\$



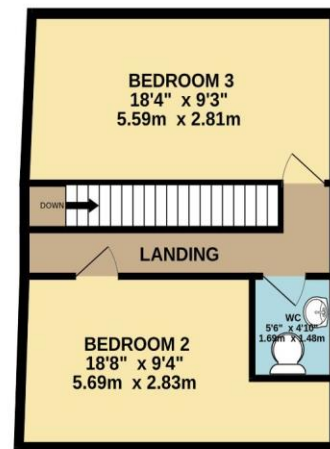
GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



2ND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1605 sq.ft. (149.1 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.  
Made with Metropix ©2023

## 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.

## Your Choice Estate Agents

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

