



Carlisle Road, Bradford, BD8

Your Choice estate Agents are pleased to offer a unique opportunity to purchase an empty retail property situated on the bustling Carlisle Road in the heart of Manningham, Bradford, is not to be missed. The property, priced at an asking price of £150,000, currently offers for 1 bedroom, 1 bathroom, retail/reception rooms, allowing the potential owner complete creative freedom. Standing at an impressive three-storey height, the property has ample space for any prospective business. Viewing highly recommended.

Asking Price
£150,000

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
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Website: www.yourchoiceonline.co.uk



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As you enter the premises on the ground floor, you are greeted by a significant open space suitable for any retail undertaking. Whether your plan is for a shop, café, or office space, the sky's the limit. The property's structure allows for plenty of natural lighting, creating an inviting and comfortable atmosphere for potential customers or clients.

Venture upstairs and the flexibility of this property continues to shine. With two more expansive floors, the possibilities are endless. Each floor can be tailored to fit any specific need - whether that be additional retail space, offices, or storage areas. The top floor, like the ground floor, benefits from large windows, providing excellent natural lighting.

The Carlisle Road location is a significant benefit of this property. Manningham in Bradford is a lively, vibrant area, benefiting from a great deal of foot traffic, which any retail business would thrive on. Nestled amongst a mixture of both independent and chain retailers, your business could find its perfect home here.

In summary, this intriguing property offers a blank canvas for any discerning buyer brimming with ideas. Although it currently lacks typical room divisions, its versatility, ample space spread over three floors, and prime location on Carlisle Road, create a unique opportunity and a worthwhile investment.

Flat above the shop;

EPC Ref: (CEPC)

<https://find-energy-certificate.service.gov.uk/energy-certificate/0290-3967-0371-9450-4054>

<https://find-energy-certificate.service.gov.uk/energy-certificate/9395-4059-0617-0400-4725>

5 Carlisle Road Bradford BD8 8AB

The property comprises of 4 storey mid terrace semi commercial retail



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shop.

Frontage to Carlisle Road Bradford BD8. The property benefits with a retail shop/office, basement, 1 bedroom first/second floor flat which is currently let and income producing, in addition to a shop fronted on ground floor shop complete with basement stores which currently stands let.

ENTRANCE to Shop floor area

A open space to ground shop floor space with a window to the front.

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Please see floor Plan

Commercial Element

Ground Floor shop

retail/sales area with central recessed access doorway and high ceiling throughout

Basement

One large Storage Rooms

Residential Element

Floor & Second floor

stair case:

First Floor, Kitchen, bathroom plus living room

Second Floor Double bedrooms

Alternatively our client will consider flexible terms of leasing the commercial element only on a full repairing and insuring basis for a term of 3-5 years or Longer.

RENTAL POTENTIAL

Property can be let to produce rental income of £10-15k Per Annum for the commercial retail shop with basement and 1 bed flat.

SALE PRICE

The entire property is offered for sale for asking price of offers over £150'00 in writing to the agent only.

LEGAL COSTS

Each party will be responsible for their own legal costs. Should a letting be agreed for the commercial element, if rental interests then the ingoing tenant will be responsible for both party's legal costs.

VAT

All prices and rentals quoted are exclusive of any



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DISCLAIMER

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