



Manchester Road, Bradford, BD5

For Sale by Modern Method Auction

Your Choice estate Agents are please to offer a unique opportunity to purchase an empty retail property situated on the Manchester Road in the heart of Marshfield, Bradford, is not to be missed. The property, priced at an Starting price of £165,000, currently offers Ground floor retail/offices, for 1 Sitting room, 2 bedroom, 1 bathroom, allowing the potential owner complete creative freedom. Standing at an impressive three-storey height, the property has ample space for any prospective business.

Starting Price
£165,000

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
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Flat above the shop;

EPC Ref: (CEPC)

Manchester Road

The property comprises of 4 storey mid terrace semi commercial retail shop.

Frontage to Manchester Road Bradford BD5. The property benefits with a retail shop/office, basement, 2 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.



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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 2 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

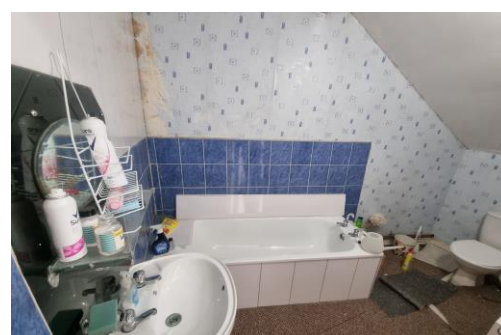
Property can be let to produce rental income of £10-15k Per Annum for the commercial retail shop with basement and 1 bed flat.

SALE PRICE

The entire property is offered for sale starting price at offers in the of £165,000 in writing to the agent only.

LEGAL COSTS

Each party will be responsible for their own legal costs. Should a letting



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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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