



**84, 86 & 88 SUNBRIDGE ROAD
BRADFORD, BD1 2AQ**



FOR SALE (May Let)

**3 Virtual Freehold Retail/Office Units
Available Individually, As a Whole or in Combinations**

PRICES - From £90,000 – Subject to Contract

84, 86 & 88 SUNBRIDGE ROAD, BRADFORD, BD1 2AQ

LOCATION

The retail units occupy a prominent and visible main road location in Bradford City Centre on the periphery of the main retailing core. The property is close to the junction of Sunbridge Road, Godwin Street and Kirkgate, near to the Aldermanbury office building (Anchor Housing) and close to Provident Financial and Jury's Inn.

Car parking on-street is available nearby in Sunbridge Road and, there is a substantial NCP car park virtually directly opposite the subject property.

ACCOMMODATION

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

84 Sunbridge Road, Bradford

Gross Frontage 4.2 metres (14' 10")
Internal Width 6.2 metres (20' 4")

Ground Floor

Sales Area 55.7 sq. m. (600 sq. ft.)

86 Sunbridge Road, Bradford

Gross Frontage 4.2 metres (14' 10")
Internal Width 6.2 metres (20' 4")
Shop Depth (Max) 11.6 metres (38' 0")

Ground Floor

Sales Area 55.9 sq. m. (602 sq. ft.)

Basement

Conference Facilities/Storage/
Offices 55.9 sq. m. (602 sq. ft.)

88 Sunbridge Road, Bradford

Gross Frontage 7.0 metres (23' 2")
Internal Width 6.6 metres (21' 7")
Shop Depth 9.9 metres (32' 5")

Ground Floor

Sales Area 67.8 sq. m. (730 sq. ft.)
Store/Kitchenette 5.8 sq. m. (62 sq. ft.)
WC --- ---

Basement

Conference Facilities/Storage/
Offices 68.0 sq. m. (732 sq. ft.)

86/88 Sunbridge Road are currently combined and can be made available as a single unit or divided to suit individual purchasers.

SALE PRICE

84 Sunbridge Road - £95,000
86 Sunbridge Road - £90,000
88 Sunbridge Road - £125,000

Subject to Contract – with full vacant possession upon completion.

LEASE

Our clients would consider a lease of the whole or individual units – rentals upon application.

RATING ASSESSMENT

The properties are currently assessed for rating purposes as follows:-

Address: 84 Sunbridge Road, Bradford, BD1 2AQ
Description: Shop & Premises
Rateable Value: £7,700

Address: 86 Sunbridge Road, Bradford, BD1 2AQ
Description: Shop & Premises
Rateable Value: £6,400

Address: 88 Sunbridge Road, Bradford, BD1 2AQ
Description: Shop & Premises
Rateable Value: £8,400

The Uniform Business Rate for 2020/2021 is 50.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

VAT

We are advised that VAT is not applicable to this property.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

D - 92

VIEWING

Strictly by prior appointment with the sole agents:-

Mark Brearley & Company – Tel: 01274 595999
Email: enquiries@markbrearley.co.uk
Web Site: www.markbrearley.co.uk

(July 2020 – 2708 / CJM)

MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049