

Prominent Retail Premises with on street parking – Suitable for a Variety of Uses (STP)

For Sale



71 Rook Lane, Bradford
BD4 9NA
731.4701a (1242909)



71 Rook Lane

Bradford, BD4 9NA



Agreement

For Sale



Detail

Retail



Price

£245,000



Size

202.70 sq m (2,181 sq ft)



Location

Bradford, BD4 9NA



Property ID

731.4701a (1242909)

For Viewing & All Other Enquiries Please Contact:

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Property

The property consists of a three storey stone built retail premises under a pitched slate roof.

The premises benefits from a cellar which contains the central heating boiler and space for storage.

The ground floor comprises of a large reception with W/C facilities. It also contains two private clinic rooms, one benefiting from its own en-suite.

The first floor consists of three private clinic rooms. All the private clinic rooms have lockable fire doors and each has fitted sinks with vanity units.

The four attic rooms benefit from velux windows.

Originally these premises were a dual purpose 4 bed apartment with a retail bakery on the ground floor. The property was then extended and converted into an all retail space.

The premises lends itself to a variety of uses (STP).

Externally, the premises benefits from yard space to the side and on street parking.

Area	m ²	ft ²
Ground Floor	97.77	1,052
First Floor	60.32	649
Attic	44.61	480
Total GIA	202.70	2,181

Energy Performance Certificate

An EPC has been commissioned.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Charging Authority: Bradford Council
Ground Floor Description: Beauty Salon and Premises
Rateable value: £5,500

First Floor Description: Beauty Salon and Premises
Rateable value: £4,850

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates – GOV.UK](#)

Price

£245,000.

VAT

VAT may be charged in addition to the purchase price at the prevailing rate.

Tenure

The property is available **For Sale** freehold with full vacant possession.

Legal Costs

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

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is conveniently located on Rook Lane which lies between Rooley Lane and Tong Street, the latter connecting to Wakefield Road (A650).

Wakefield Road (A650) is one of the main arterial routes into Bradford city centre which is located c. 2 miles north.

The property is conveniently located 1 mile from the M606 offering motorway links to nearby cities and towns such as Leeds, Halifax and Huddersfield.





