



HIGH STREET PROPERTY / CLASS E

151 New Line, Greengates, Bradford, BD10 0BT



**FOR
SALE**

Price: Offers in the region of **£250,000**

Total Floor Area

1,516 Sq ft / 141 Sq M

Viewing strictly through the sole agent.

Barker Proudlove

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In partnership with:





Location:

Greengates is situated approximately midway between Bradford City Centre 6km to the south and Leeds Bradford Airport 6km to the north, with Leeds approximately 12km to the east. The property fronts New Line, immediately adjacent to the recently improved junction of the A658 Harrogate Road and the A657.

The area provides a range of useful amenities with surrounding occupiers include ASDA and Exel Chemists. Greengates Retail Park opposite which including the likes of Costa, Greggs and Taco Bell, with Sainsburys and B&M Home Store immediately to the south of the retail park.

Description:

The property is a semi-detached building benefiting from a return frontage and comprising ground floor retail area plus basement stores. It includes a gated private car parking area for up to 3 cars with parking for 1 car to the land immediately in front of property within the boundary of the ownership. The property benefits from additional public car parking within what is believed to be council owned land between demise and New Line.

Sale Price:

Offers in the region of £250,000

Tenure:

Freehold with vacant possession.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Floor Area	sq.m.	sq.ft.
Ground Floor Sales	92.26	993
Ground Floor Ancillary	21.30	229
Basement Ancillary	27.30	294
Total	140.86	1,516

Business Rates:

The premises currently has a Rateable Value of £11,250. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating - C.

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date prepared:

February 2024

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/ occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

