

For Sale



Bradford

311 Legrams Lane, BD7 2HX

655 sq ft (60.86 sq m)
Offers in excess of £125,000

Location & Description:

- **Freehold for sale with vacant possession.**
- **Ground floor shop (former betting office with sui generis use). Also includes self-contained upper floors (previously used as residential accommodation) which have their own separate access to the rear of the property.**
- **The subject premises are located on Legrams Lane, 2 miles west of Bradford city centre, occupying a mid-terrace position in a small parade of shops. The property's location benefits from good road links to the city centre.**

Demise:

Ground Floor 655 sq ft (60.86 sq m)

First Floor - Not Measured

Second Floor - Not Measured

Price:

Offers in excess of £125,000.

Tenure:

Freehold with vacant possession.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

VAT:

We have been informed by our client that the property is not elected for VAT. Buyer is to make their own investigation.

Rating Assessment:

Rateable Value (April 2023) - £6,100.

The included flat on the upper floors is in Council Tax Band A. Interested parties are advised to contact the local business rates department.

Date Prepared:

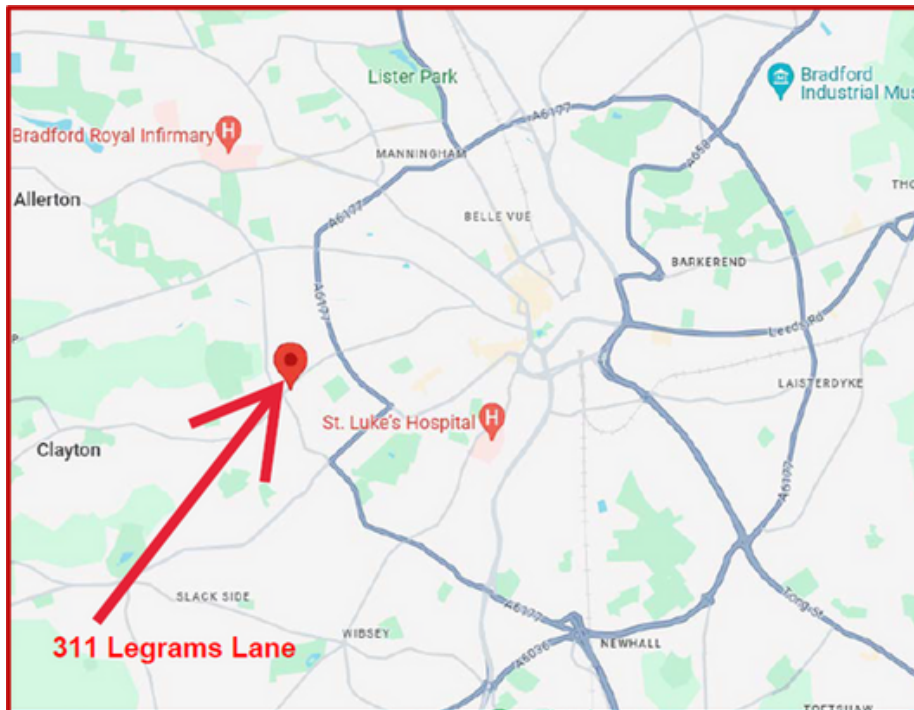
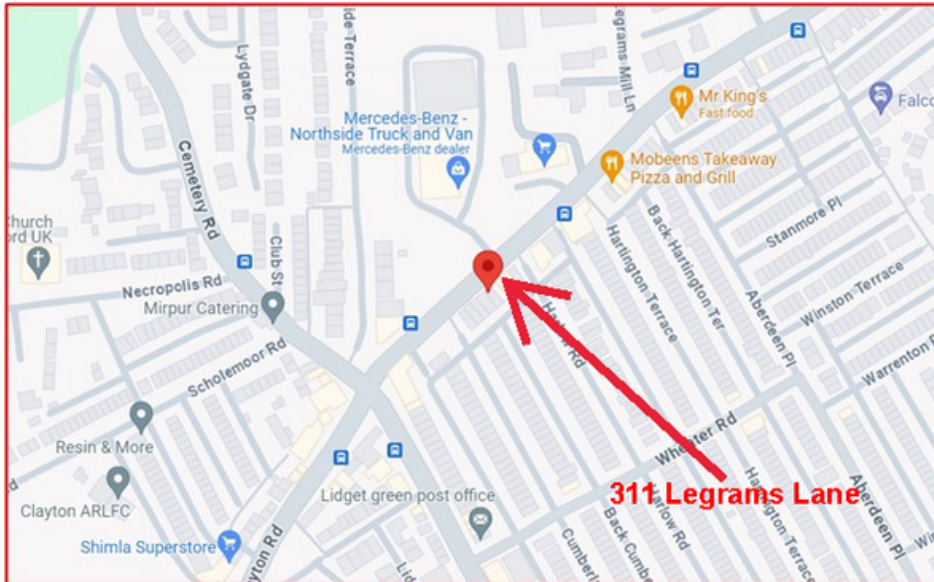
April 2024

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