

Starkeys

Chartered Surveyors

**RETAIL & RESIDENTIAL INVESTMENT
487/489 LEEDS ROAD
THACKLEY
BRADFORD**



- Prominent location fronting Leeds Road (A657)
- Current income £23,814 per annum

FOR SALE - £295,000

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

T: 01274 307910 e: info@starkeys.co.uk

T: 01274 307910

for a full list of properties go to www.starkeys.co.uk

Property Acquisitions, Sale & Letting, Property Management, Rent Reviews,
Lease Renewal, Investment, Valuation, Dilapidations, Rating, Healthcare.



RICS Regulated by RICS

**RETAIL & RESIDENTIAL INVESTMENT
487/489 LEEDS ROAD
THACKLEY
BRADFORD**

1. LOCATION:

The property occupies a prominent location on the corner of Bourne Street and Leeds Road (A657), which to the south-west leads to Shipley town centre, which is situated approximately 1½ miles distant.

The property is situated in a local retailing area with occupiers within close proximity including a dry-cleaners, newsagents, estate agents, hair salon, convenience store and bar. There are various residential properties situated in the streets off Leeds Road.

2. GENERAL DESCRIPTION:

The premises provide a two-storey retail and residential property constructed in stone with a pitched concrete tile covered roof. The premises provide two retail units and a self-contained 3 bedroom flat at first floor level.

487 Leeds Road provides a sales area with a timber display window, with access being provided by a timber door. To the rear is a preparation area.

489 Leeds Road provides a sales area with a modern PVC shop front. To the rear is a WC, 2 rooms and a store/kitchen.

The first floor provides a self-contained 3 bedroom flat with PVC double glazed windows and gas central heating.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

487 LEEDS ROAD

Sales Area	17.84m ² (192 sq. ft.)
Preparation Area	14.68m ² (158 sq. ft.)

Store	0.37m ² (4 sq. ft.)
TOTAL NET INTERNAL FLOOR AREA	32.89M² (354 SQ. FT.)

489 LEEDS ROAD

Sales Area	24.25m ² (261 sq. ft.)
WC	
Beauticians/Treatment Room	5.67m ² (61 sq. ft.)
Beauticians/Treatment Room	5.67m ² (61 sq. ft.)
Store/Kitchen	3.62m ² (39 sq. ft.)
TOTAL NET INTERNAL FLOOR AREA	39.21M² (422 SQ. FT.)

487A LEEDS ROAD (FIRST FLOOR)

Kitchen	7.43m ² (80 sq. ft.)
Lounge	19.42m ² (209 sq. ft.)
Bathroom	4.92m ² (53 sq. ft.)
Utility Room	1.95m ² (21 sq. ft.)
Bedroom	16.26m ² (175 sq. ft.)
Bedroom	6.87m ² (74 sq. ft.)
Bedroom	18.02m ² (194 sq. ft.)
TOTAL FLOOR AREA	74.87M² (806 SQ. FT.)

4. RATING/COUNCIL TAX:

The local authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office and Government websites which state the premises are subject to the following assessments:

487 Leeds Road – Rateable Value £3,050 (Shop and Premises)

489 Leeds Road - Rateable Value £4,550 (Beauty Salon and Premises)

487A Leeds Road – Council Tax Band B

The Uniform Business Rate for 2025/26 is £0.499.

Interested parties should seek verification of the above information.

5. SERVICES:

We understand the premises benefit from all mains services. 489 Leeds Road and 487A Leeds Road have gas central heating. No tests have been carried out on any of the services and we are unable to comment upon their condition or capacity.

6. TENANCIES:

The premises are subject to the following tenancies:

487 LEEDS ROAD

This is let to an individual on an internal repairing and insuring lease for a term of 6 years from 31 October 2020 at a rent of £6,864 per annum.

489 LEEDS ROAD

This is let to two individuals on an effective full repairing and insuring lease for a term of 5 years from 20 February 2023 at a rent of £7,950 per annum. The tenant has an option to terminate the lease on the third anniversary by serving 6 months' notice.

487A LEEDS ROAD

This is let on an assured shorthold tenancy for a term of 12 months from March 2023 at a rent of £750 per month (£9,000 per annum).

The premises therefore produce a current total income of £23,814 per annum.

7. TENURE:

We understand the property is freehold.

8. TERMS:

The premises are offered for sale, subject to the existing tenancies, at £295,000.

9. EPC's:

The premises have the following EPC ratings:

487 Leeds Road – Energy Rating C (60)

489 Leeds Road – Energy Rating D (80)

487A Leeds Road - Energy Rating E (49)

10. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ANDREW WARD MRICS
TEL:- 01274 307910**

Amended 30 April 2025

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

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

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.