



Lumb Lane, Bradford, BD8

Your Choice estate agents are delighted to offer a prominent located LUMB LANE as Retail Shop premises within prominent area of Bradford which is also close to city center of Bradford West Yorkshire. Bradford Uni is a 1.5 distance and located close to city centre. Bradford is a thriving city with a reputation for good restaurants and bars. The area is first for home for Bradford City football club in Bradford. Whatever your taste there are plenty of restaurants covering all world cuisines. The property is located within BD8 in Manningham area of Bradford City Center

Guide Price
£179,995

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website:

Your Choice estate agents are delighted to offer a prominent true Yorkshire Stone Character end terrace property for sale located on LUMB LANE as Retail Shop premises & 2 floors above as residential within prominent area of Manningham close to city center of Bradford West Yorkshire. Bradford Uni is a 1.5 distance and located close to city centre. Bradford is a thriving city with a reputation for good restaurants and bars. The area is first for known as home for Bradford City football club. Whatever your taste is, there are plenty of restaurants covering all world cuisines.

DESCRIPTION

A very large stone built end terrace property comprising of a large retails unit available as vacant upon completion, The retail unit is in good condition on ground floor retail unit with kitchenette/staff room along with WC . Access is available to the rear for deliveries and bin collection or staff area.

The premises provide the following approximate,

ENTRANCE

Shop floor area

An open space to ground shop floor space with a window's to display to the front and to the side elevation. The property is Located on Lumb lane as corner building as retail/sales area with access doorway and high ceiling throughout.

Rear area with Staff WC Facilities.

OFFICES/Residential Element

Rear entrance door and from rear elevation leading to the stair case, First Floor accommodation as, Dinning kitchen, 1 x large offices/bedrooms and fully fitted bathroom. To the 3rd floor a stair case leading to the further 2 double bedrooms.

SALE PRICE £179,995

LEGAL COSTS

In the event of sale being achieved, Should a letting be agreed for the commercial element, the incoming tenant will be responsible for both party's legal costs.

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: \$WEBSITE\$



VAT

All prices and rentals quoted are exclusive of any

VAT liability – if applicable.

DRIVEWAY

Parking on the side road

VIEWING

Viewings are strictly by appointment only with **SOLE AGENTS** Your
Choice Estate Agents

DIRECTIONS

Please use google map to help to find the correctly.

TENURE

The property is offered as **FREEHOLD & Vacant possession**

EPC

ENERGY PERFORMANCE CERTIFICATE

Certificate number

9617-3099-0830-0900-9571

The Energy Performance Certificate (EPC) rating for

Services we offer and arrange at our agency:

- Residential Sales & Management
- Commercial Sales & Lettings
- Property Portfolio Management
- Residential & Commercial Mortgages
- Property & Business insurance
- Property repairs of all types
- Accommodation reports for immigration.

Are you thinking of selling or even letting your property!

Call us today on 01274 493333

For a FREE VALUATION without obligation

NO SALE OR LET - NO CHARGE

Your Choice Estate Agents

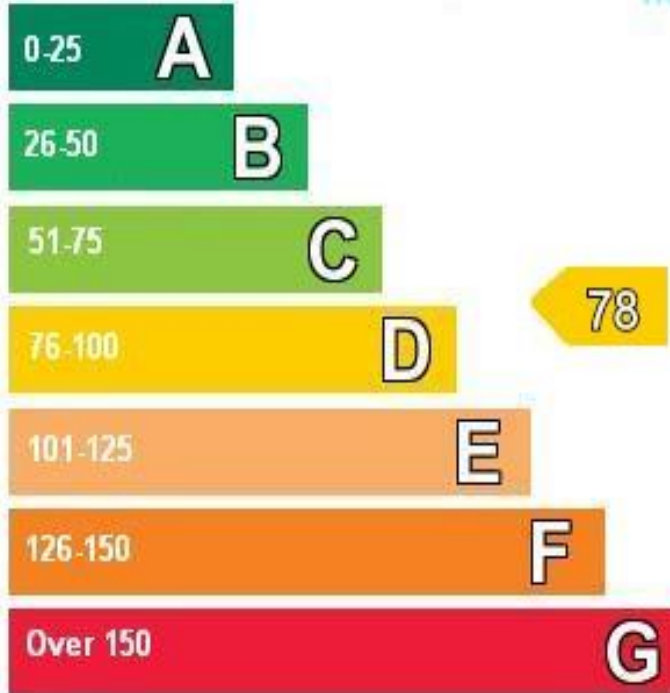
86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: \$WEBSITE\$



More energy efficient



Net zero CO₂ emissions



Less energy efficient

DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: \$WEBSITE\$

