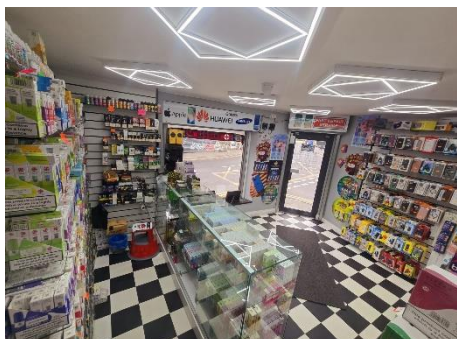




High Street, Bradford, BD13

Property Summary – 86 Chapel Street, Queensbury, Bradford, BD13

Your Choice Estate Agents are pleased to offer for sale this exceptional freehold investment opportunity situated prominently on the corner of Chapel Street and High Street in the heart of Queensbury, Bradford (BD13). The property comprises a ground floor retail unit currently trading as a long-established mobile phone shop together with two self-contained residential flats above, all generating a regular and reliable rental income. This is an ideal purchase for investors seeking a fully let, income-producing freehold property in a busy village centre location with excellent local amenities and transport links. For More details, feel free to contact our office 01274 493333 or email at info@ycea.co.uk.

Asking Price
£225,000

Your Choice Estate Agents

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



Full Property Description Your Choice Estate Agents are delighted to present this mixed-use investment property located in the highly sought-after Queensbury village, occupying a prominent corner position at the junction of Chapel Street and High Street.

Ground Floor Retail Unit

Rented out at £7200 PA

Currently let to a long-term tenant operating a successful mobile phone and accessories business.

Well-presented retail area with display frontage to both Chapel Street and High Street, providing excellent visibility and footfall.

Includes rear storage and WC facilities.

The tenant has been in occupation for several years, ensuring a stable rental income stream.

Upper Floors – Two Self-Contained Flats

Flat 2A Cahpel Lane Rented out at £6000pa

Flat 2B Chapel Lane Rented out at £6000pa

Comprising two spacious one-bedroom flats with independent access from the rear.

Each flat benefits from modern layouts, kitchens, bathrooms, and double glazing.

Both units are currently tenanted, generating consistent monthly income.

Investment Highlights

Freehold title – no ground rent or service charges.

Fully tenanted – retail and residential tenants in place.

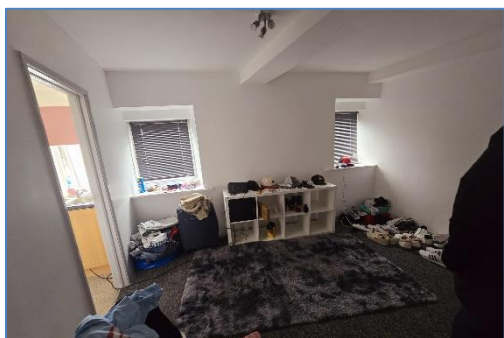
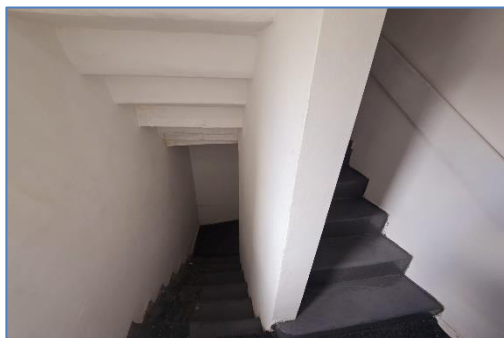
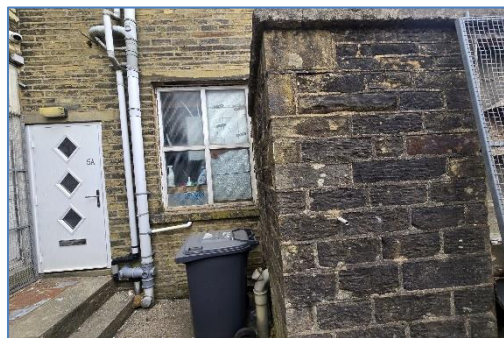
Collective Rental Income £19200pa lot of potential to increase the rent and aim for good yield ie 10% or more..

Located in a busy high street position surrounded by independent retailers, cafes, and local amenities.

Excellent investment return with potential for future rental uplift or redevelopment (subject to planning).

Location

Queensbury is a popular and vibrant village located between Bradford and Halifax, offering a thriving local community, excellent public transport connections, and easy access to major road networks including the A647 and A629. Nearby are well-regarded schools, supermarkets, and leisure facilities, making this an attractive and convenient location for both businesses and residents alike.



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Website: [\\$WEBSITE\\$](#)



Summary

This property represents an ideal turnkey investment combining a secure commercial tenant with residential income above, all within a freehold building in a strong trading location.

Guide Price: £225000

Tenure: Freehold

Viewings: Strictly by appointment through Your Choice Estate Agents, Bradford

Strictly by prior telephone appointments with sole selling agents, Your Choice estate agents.

Contact us today on 01274 493333 or via info@ycea.co.uk

Normal opening hours Monday to Thursday 09.00am -05.30pm

However Please check before due to covid-19.

Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am - 04.00pm

Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATION without oblig

Your Choice Estate Agents are based at 86 Toller Lane Bradford BD8 9DA

Directions

Please follow your satnav for better directions

Tenure

The property is believed to be freehold

Services we offer and arrange:

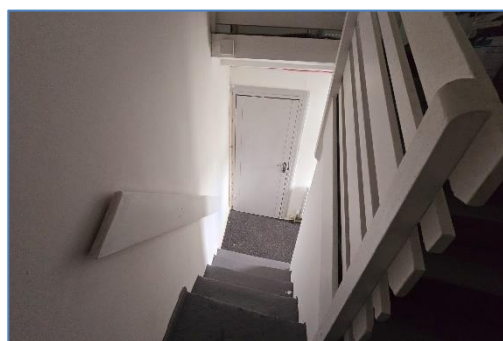
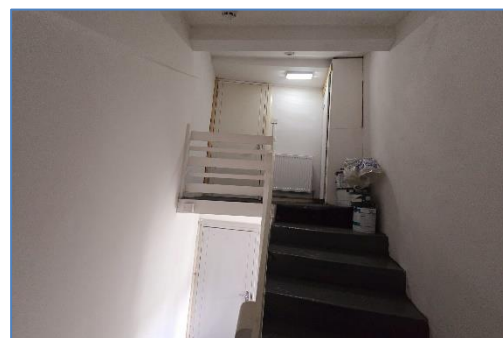
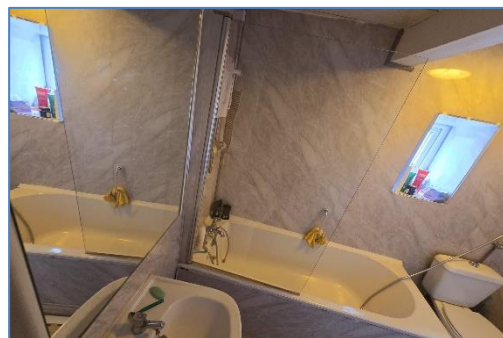
- Residential Sales & Management
- Commercial Sales & Lettings
- Property Portfolio Management
- Residential & Commercial Mortgages
- Property & Business insurance
- Property repairs of all types
- Accommodation reports for immigration.

Are you thinking of selling or even letting your property!

no sale or let - no charge

Need More Information

For further information or to speak to one of our team, please call 01274 493333. or email us on info@ycea.co.uk



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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.

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