

Oak Lane, Bradford, BD9

PRIME FREEHOLD INVESTMENT OPPORTUNITY –MIXED USE COMMERCIAL & RESIDENTIAL
Your Choice Estate Agents are delighted to offer for sale this exceptional freehold investment opportunity, The property comprises a ground floor retail/commercial unit together with a self-contained two-bedroom residential flat above, offering an excellent opportunity for investors seeking a mixed-use property with strong rental and long-term growth potential. Occupying a prime main road position, the property benefits from substantial passing traffic, excellent exposure, surrounding established businesses, and convenient accessibility to local amenities and transport links. The residential accommodation further enhances the investment appeal by providing additional income and long-term stability. This property is expected to

Asking Price
£245,000

Your Choice Estate Agents

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**** PRIME FREEHOLD INVESTMENT OPPORTUNITY – MIXED USE COMMERCIAL & RESIDENTIAL PROPERTY **** Property Summary – 78 Oak Lane, Bradford, BD9

Your Choice Estate Agents are delighted to offer for sale this exceptional freehold investment opportunity, prominently positioned on the busy and highly visible Oak Lane corridor in Bradford (BD9). The property comprises a ground floor retail/commercial unit together with a self-contained two-bedroom residential flat above, offering an excellent opportunity for investors seeking a mixed-use property with strong rental and long-term growth potential.

Occupying a prime main road position, the property benefits from substantial passing traffic, excellent exposure, surrounding established businesses, and convenient accessibility to local amenities and transport links. The residential accommodation further enhances the investment appeal by providing additional income and long-term stability. This property is expected to appeal to investors, landlords, developers, and owner-occupiers looking for a versatile freehold opportunity within a well-established commercial parade. Early viewing is highly recommended to fully appreciate the location, visibility, and investment potential on offer.

Retail Shop

Ground Floor Shop is currently being trading as Electronic Telecare shop . the shop provides a sales area with a laminate floor covering. To the rear there is a WC and a store. This is currently occupied by the owner and can be offered for sale presumably with vacant possession.

Lower Ground Floor

Lower Ground Floor as part of retail shop.

Living Accommodation comprises of ;

The living accommodation above is accessed from the Rear elevation with its own private entrance.

The accommodation briefly comprises:

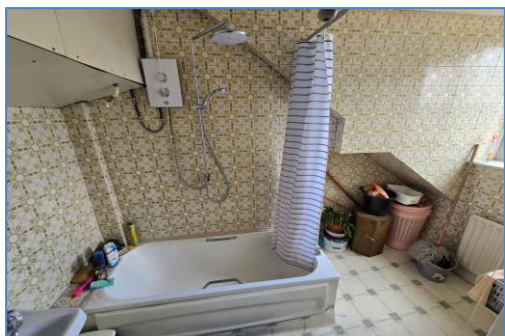
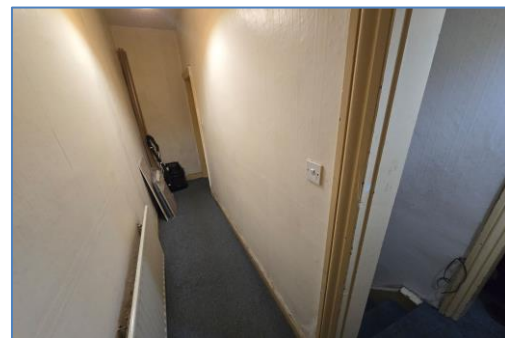
GROUND FLOOR

Entrance Lobby with stairs leading to the first floor accommodation

FIRST FLOOR

The first and second floors provide residential accommodation, The first floor provides one flat. Our marketing advice is provided on the assumption that all residential accommodation have been let.

To the rear access to the residential accommodation is provided by a



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door, above which a former glazed panel has been boarded over. At first floor level is a PVC double glazed window. To the rear is a large accommodation over ground and first floor levels. Some PVC double glazed windows at ground and first floor levels, some of which have been filled in concrete. Access to the basement/lower ground floor level is provided by a timber door with a metal sheet covering and with a security gate.

To the rear of the property there is a yard area bounded by a mixture of stone and concrete blockwork walls. Within this area there is a pitched felt covered roof drained by PVC rainwater goods and with PVC double glazed windows.

Flat One;

Landing

Kitchen/Diner/Living Room/Bedroom One

Bathroom

Living Room

Stairs to the Second Floor

Landing

Bedroom One

Bedroom One

RATING/COUNCIL TAX:

The rating 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:-

Rateable Value (Shop and Premises) Flats 1 Council Tax Band A

PLANNING

The local authority is the City of Bradford Metropolitan District Council. Please check the current status on the property.

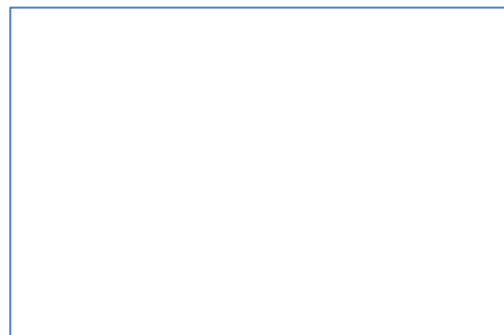
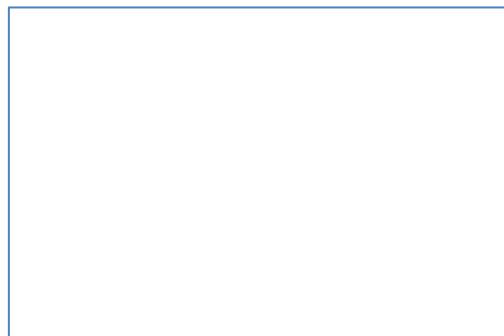
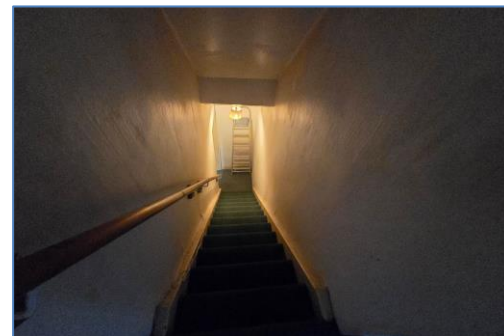
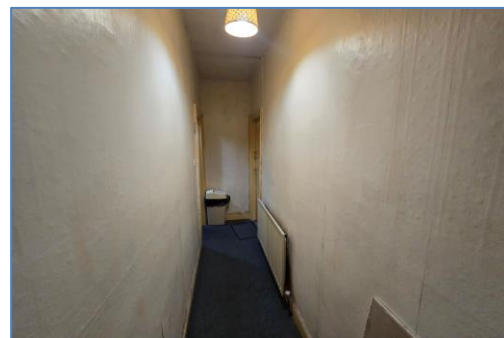
EPC RATING

Flat 1,

Commercial EPC rating

LEGAL COSTS

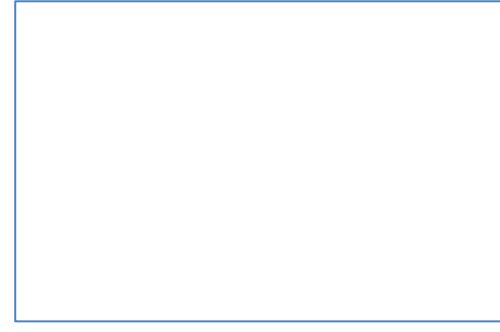
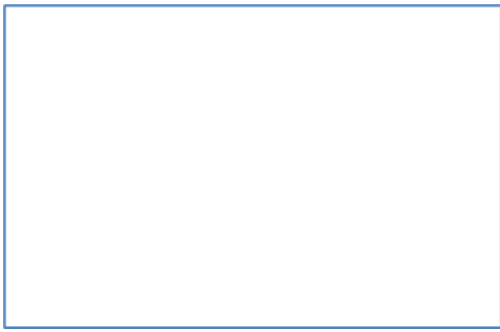
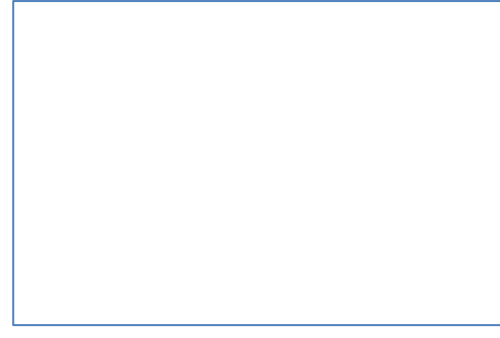
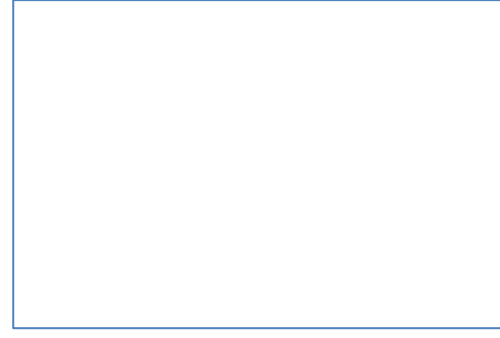
In the event of a sale of business or letting being achieved, each party will be responsible for their own legal costs. Should a letting be agreed for the commercial element, the ingoing tenant will be responsible for both party's legal costs.



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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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