

## FOR SALE

**10 BRADFORD ROAD  
STANNINGLEY  
LEEDS  
LS28 6DD**

- TWO STOREY OFFICE
- PROMINENT POSITION ON BUSY RETAIL PARADE
- 648 SQ FT (60.2 SQ M)
- SUITABLE FOR VARIOUS USES (STPP)
- EXCELLENT MOTORWAY/ROAD LINKS



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## Location

The property fronts the busy B6157 Bradford Road close to its Junction with Richardshaw Lane which links directly to the Stanningley by-pass (A647) and Pudsey Town Centre.

The property is located 5 miles to the East of Bradford City Centre and is surrounded by a mixture of commercial and residential uses.

## Description

The property comprises a two storey mid terrace commercial unit of brick construction with painted concrete render under a pitched slate covered roof.

Previously occupied by a letting agent, the Ground Floor provides an open plan sales/ office area benefitting from a suspended ceiling incorporating ceiling tiles, painted plaster walls, carpet tile floor coverings, air conditioning and a large glazed shopfront.

To the first floor is an open plan office/meeting room with kitchen and male and female w/c's built out.

Useful storage space is provided in the basement.

## Accommodation

The approximate gross internal floor areas of the property are:		
	Sq M	Sq Ft
Floor Area	60.2	648
<b>Total GIA</b>	<b>60.2</b>	<b>648</b>

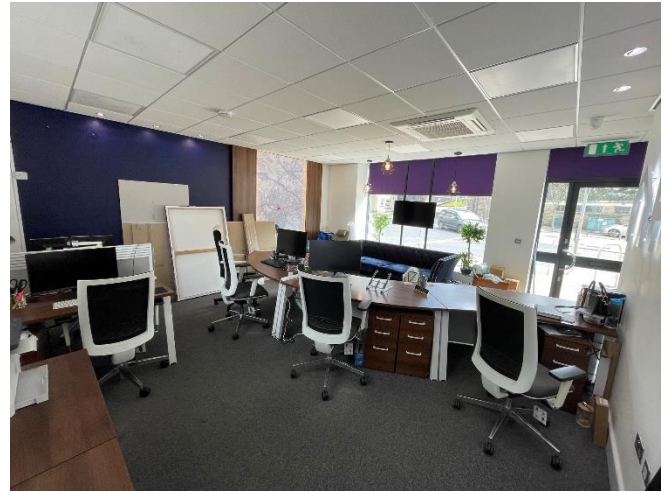
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

## Outgoings

Under the 2023 Rating List the property has an entry as 'Office and premises' with a rateable value of £6,400.

## EPC

The Energy Performance Assessment Rating of the property is Band D (83).



## Terms

The property is available freehold with vacant possession.

## Price/Rent

**£150,000**

## Viewing

For further information and viewing arrangements, please contact:

### Mathew Bower

Walker Singleton  
0113 848 0000  
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### Fortune Nguwo

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