

**Unit 1B City Business Park, Saxon Street, Bradford  
BD8 8JY**

**Auction Guide Price £40,000 - £80,000**

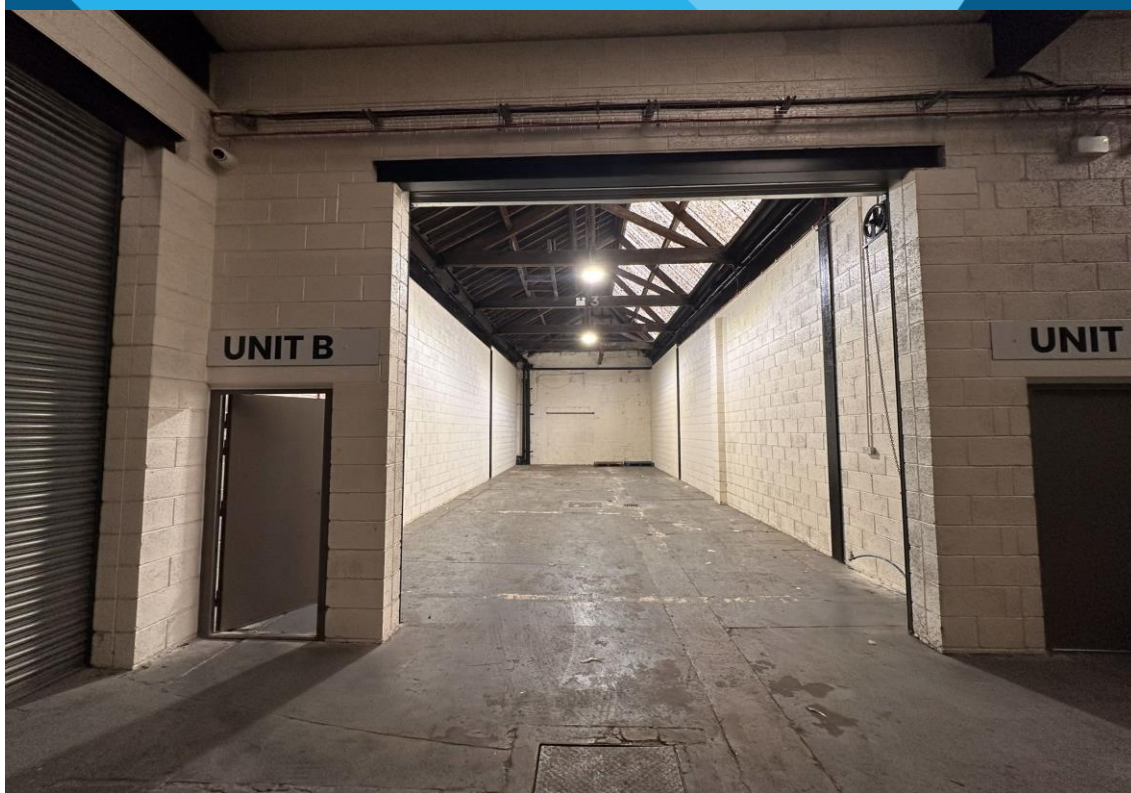


**LOT**

auction agent

## THE PROPERTY

- Unit With Vehicle & Pedestrian Access
- Located Close To Bradford Centre
- Located In BD8 Off Thornton Road At The City Road End
- Ideal For A Variety Of Uses
- Benefits From 3 Phase Electrics Supply, Water Supply And A Fire Alarm.

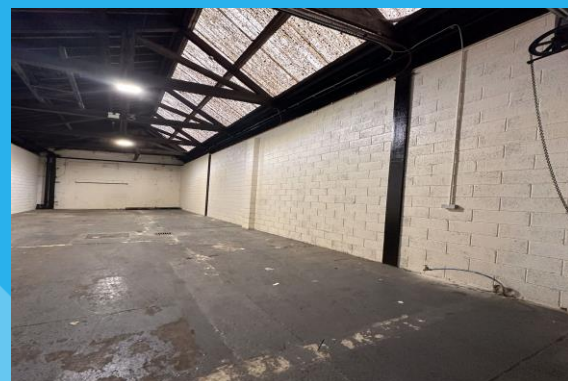


## PROPERTY DESCRIPTION

For sale by auction starting on Tuesday 16th April 2024, bidding will be on the Auction Agent website. A spacious unit with both vehicular and pedestrian access, offering approximately 1,100 Sq Ft (102 Sq Mt) of floor space and a height of 5.5m. This unit is ideal for business use or storage as well as offering a good potential return for any buy to let investors. The unit forms part of the City Business Park which is situated off City Road, which in turn leads to Thornton Road (B6145), one of the main arterial routes leading to and from Bradford city centre. Guide Price £40,000 – £80,000. The property benefits from an independent 3 phase electric supply, water supply, and a fire alarm. Please contact Auction Agent to arrange a viewing. Buyers are advised to check the legal pack before bidding, this will be available on the Auction Agent website once received. Buyers are also advised to check the website for any updates to the lot before the auction.

### AUCTION AGENT

2 Mason Street  
Bury, Lancs BL9 0RH  
0161 791 3099  
info@auctionagent.co.uk



**Unit 55' 5" x 19' 8" (16.9m x 6m)**

Has a roller shutter door for vehicle access and pedestrian door access.

**Brochure Prepared**

26th February 2024

**Tenure**

See Legal Pack

**Solicitor**

Mr Deepak Prasad Kingswell Watts Solicitors Ltd

**General**

1. All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Auction Agent Ltd and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

2. We are advised VAT is applicable. See legal pack for confirmation. VAT-registered owner-occupiers will be able to reclaim VAT on the purchase of a commercial property subject to applicable VAT regulations.

3. Bidding will commence on Tuesday 26th March 2024 and conclude on Wednesday 27th March 2024.

**EPC**

C

**Business Rates**

TBC

**Do you have a property to sell?**

Please call us on 0161 791 3099 or email [info@auctionagent.co.uk](mailto:info@auctionagent.co.uk) for a free valuation.

**Buyer's Premium**

The buyer's premium on this lot is 2% of the purchase price plus VAT, or £2,995 plus VAT, whichever is greater.

**Administration Fee**

The administration fee on this lot is £495 plus VAT.

**Disbursements**

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion of the sale.



**Guide Price:** An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

**MONEY LAUNDERING REGULATIONS 2017:** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.