

bramleys

COMMERCIAL

For Sale

896 Bradford Road
and
Moorside Fisheries
894 Bradford Road
Birkenshaw BD11 2BE

Offers in
excess of
£325,000



FORMER FISH & CHIP SHOP PREMISES WITH 4 BEDROOM DETACHED HOUSE

- Available with no chain
- Popular village location in a prominent main road position
- Off road car parking
- Living accommodation with 4 good sized bedrooms and garden to side and rear

• MIXED USE • RETAIL • OFFICE • INVESTMENT • INDUSTRIAL

DESCRIPTION

The property comprises a single storey detached commercial building which has been occupied as a fish & chip shop for a number of years which is being sold in conjunction with the adjacent 4 bedroom detached house.

The ownership includes a garden to the front, side and rear, in addition to a dilapidated single storey garage store.

The property is available for sale with no chain, and provides an excellent opportunity for an owner occupier to acquire hot food takeaway premises with a longstanding reputation within the locality and good sized 4 bedroom living accommodation which is positioned upon a sizeable corner plot.

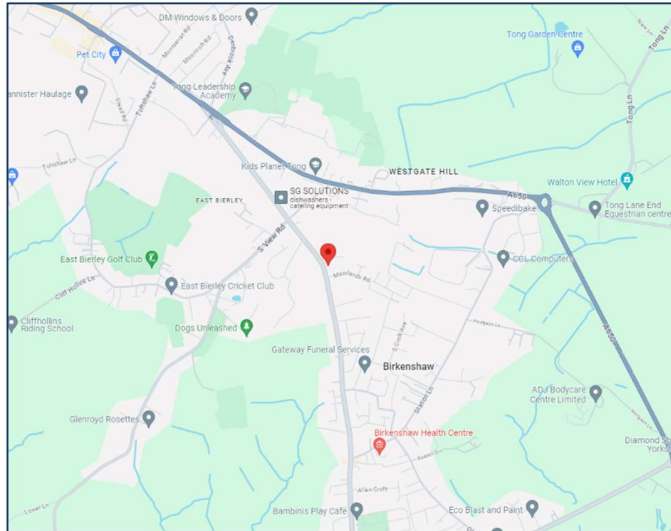
The property would also be of appeal to investors or developers with the prospect of obtaining planning permission for the extension of the house or commercial building, or alternatively demolition of the commercial building and construction of a new build property.

LOCATION

Birkenshaw is a village in the Borough of Kirklees approximately 5 miles to the southeast of Bradford city centre.

The property is positioned along the A651 Bradford Road close to the border of Birkenshaw and East Bierley and is accessible for Junction 26 of the M62 motorway network at Cleckheaton.

It is a sought after residential area with a wide range of amenities positioned fronting the A651 near to the subject property.



ACCOMMODATION

894 BRADFORD ROAD

Sales Area	16.80m ² (181ft ²)
Preparation Area	10.47m ² (113ft ²)
Total	27.29m² (294ft²)

896 BRADFORD ROAD

Ground Floor	53.54m ² (576ft ²)
Entrance hall, Living Room Sitting room, dining area and kitchen	
First Floor	53.54m ² (576ft ²)
4 Bedrooms, one with en-suite and family Bathroom	
Total	107.08m² (1,152ft²)

Derelict Garage to rear

PRICE

£325,000.

TENURE

Freehold

VIEWINGS

Strictly by appointment through the sole agents

George Aspinall

George.aspinall@bramleys1.co.uk

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys1.co.uk

COUNCIL TAX

Band D

RATEABLE VALUE & UNIFORM BUSINESS RATES

£4,350

Uniform Business Rate of 49.9p/£ (2024/25).

VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING:

894 Bradford Road: D

896 Bradford Road: E

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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e: commercial@bramleys1.co.uk

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