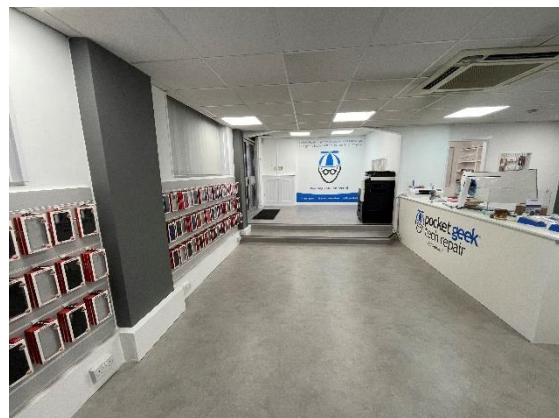


Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 60097



# FOR SALE

Showroom Premises affording Outstanding Position Adjacent to  
Rooley Avenue at Odsal Top  
1,332 sqft (124 sqm)



**GUIDE PRICE - £250,000**

- **Rare freehold opportunity**
- **Very well presented showroom elements**
- **Excellent trading position adjacent to Rooley Avenue at Odsal Top**
- **No business rates to pay – subject to qualification\*\***

**100 ROOLEY AVENUE, BRADFORD  
WEST YORKSHIRE, BD6 1DB**

# 100 ROOLEY AVENUE, BRADFORD WEST YORKSHIRE, BD6 1DB

## Location

The property is situated at Odsal Top adjacent Rooley Avenue and opposite Odsal Stadium. A highly visible and busy setting just a short distance from the city's outer ring road and access to the M606.

## Description

The property comprises single storey showroom premises incorporating brick elevations under a pitched roof with tiled covering. The accommodation is planned across ground floor only. Double entrance doors give way to a well presented showroom area – split level, it incorporates LED lighting and a partitioned private office. The showroom gives way to a well presented workroom again with LED lighting. There is a further well presented workroom or store. To the rear there is a sizeable staffroom/kitchen and wc facilities which would benefit from some updating and improvement.

## Accommodation

### Internal

#### Ground Floor

Principal showroom with suspended ceiling and LED lighting. Incorporates partitioned office

634 sqft            59 sqm

Workroom/office with suspended ceiling and LED lighting

217 sqft            20 sqm

Workroom/office with suspended ceiling and LED lighting

121 sqft            11 sqm

Staffroom/kitchen/storage

360 sqft            32 sqm

WC facilities

### External

On street parking to the front

## Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Showroom & Premises

Rateable Value: £10,500

Uniform Business Rate for 2023/2024: £0.499

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

\*\*Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)

## Guide Price

£250,000

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/6652-5175-8256-9182-4015>

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

## Further Information

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**[www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)**

Thinking of selling/letting? If you have a property of which you are considering a disposal then please

