



**Scentiments Florist, 110 St. Enochs Road, Bradford, West Yorkshire, BD6 3BY**  
**£270,000**

A rare and exciting opportunity to purchase this splendid building offering both residential and commercial accommodation and an existing and well established local business. The property is arranged over four floors with the business to the lower two and a two bedroom duplex flat to the upper two floors. Premises and business all included in the sale with fixtures fittings and some stock included.

## FLAT COUNCIL TAX BAND - B

## EPC RATING - TBC

### LOWER GROUND FLOOR

The lower ground floor comprises of two rooms which provide ample space for display and storage. The room to the front has a double glazed window and to the rear an attractive stone floor and French Doors opening to the rear garden. There is a bathroom with a low flush w.c and hand wash basin.

### GROUND FLOOR

To the ground floor there is a good size showroom to the front with a large double glazed window and to the rear fitted worktops provide a further space which could be used for a variety of potential purchasers. There is a door to the rear leading to the rear garden and stairs to the flat above.

### FIRST FLOOR

#### LANDING

Landing area with stairs to the floors below and above.

#### LOUNGE

Spacious lounge with a double glazed window, central heating radiator and laminate flooring.

#### DINING KITCHEN

Fitted with a range of wall and base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Electric oven with ceramic hob and extractor over. Central heating radiator and patio doors to a Juliet Balcony.

#### BATHROOM

Fitted three piece bathroom suite in white comprising of a low flush wc, hand wash basin and bath with shower and screen over. Double glazed window and a central heating radiator.

### SECOND FLOOR

#### LANDING

#### BEDROOM

Double bedroom with a Velux window and double glazed window. Central heating radiator.

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#### EXTERNAL

To the front an area providing parking. To the rear a artificially turfed garden providing storage with a garage to the back of the plot.

#### BUSINESS

Further details on the business sale are available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
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