

**526 Huddersfield Road  
Wyke  
Bradford  
BD12 8AD**

**Price  
£225,000**



**MIXED USE INVESTMENT OPPORTUNITY**

**Current Rental Income £17,400 per annum**

- End of terrace café premises with 2 bedroom living accommodation above
- Prominent main road location on the edge of Wyke district centre

## DESCRIPTION

The property comprises a two storey stone built end of terrace property constructed under a pitched and hipped slate covered roof which we understand was replaced approximately 3 years ago.

The property provides café accommodation to the ground floor with display window, an external security shutter and preparation area to the rear.

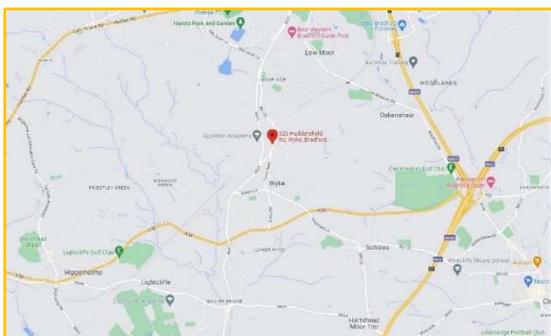
There is living accommodation to the upper floor which provides 2 bedrooms and has an independent access within the gable elevation.

The building extends to approximately x 183.58m<sup>2</sup> (1,976ft<sup>2</sup>) NIA.

## LOCATION

The property is positioned along Huddersfield Road on the edge of Wyke district centre in what is a prominent main road location, having the benefit of a corner position.

Wyke is positioned within the City of Bradford Metropolitan District Council, approximately 5 miles to the south of Bradford city centre and a short distance from Brighouse town centre. It is accessible for the train station at Low Moor and has a large district centre which includes an Asda supermarket.



## ACCOMMODATION

LOWER GROUND FLOOR 43.22m<sup>2</sup> ( 465ft<sup>2</sup>)  
Including:  
Storage & Office

GROUND FLOOR 85.22m<sup>2</sup> ( 917ft<sup>2</sup>)  
Including:  
Sales area  
Storage, Preparation area  
Seating area  
Ancillary staff accommodation

FIRST FLOOR 55.18m<sup>2</sup> ( 594ft<sup>2</sup>)  
Living accommodation  
Including:  
2 Bedrooms, Living Room,  
Kitchen & Bathroom

**Total 183.58m<sup>2</sup> (1,976ft<sup>2</sup>)**

**PRICE**  
£225,000

**RATEABLE VALUE & UNIFORM BUSINESS RATE**  
£8,100

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2022/23). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief by visiting the Valuation Office website at [www.vo.gov.uk](http://www.vo.gov.uk)

**COUNCIL TAX**  
Band A.

**TENURE**  
Freehold

**VIEWING**  
Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS  
[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

George Aspinall  
[George.aspinall@bramleys1.co.uk](mailto:George.aspinall@bramleys1.co.uk)

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

**EPC ASSET RATING:**  
Commercial – F Rating (expired)  
Residential – D Rating (expired)

**UTILITIES**  
The premises have mains gas, water, electricity and drainage.

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## 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 in situ 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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: [commercial@bramleys1.co.uk](mailto:commercial@bramleys1.co.uk)

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