

**108-114 Sunbridge Road**

Bradford, BD1 2NE

**For Sale - Multi-Let
Investment Opportunity****27,449 sq ft**
(2,550.10 sq m)

- Attractive Building
- Potential to redevelop upper floors (STP)



108-114 Sunbridge Road, Bradford, BD1 2NE

Summary

Available Size	27,449 sq ft
Price	Offers in the region of £425,000
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a large block building prominently positioned on Sunbridge Road in the centre of Bradford. It contains two ground floor retail units and 4 upper floors which are all let to commercial tenants.

Location

The property is accessibly located on the fringe of Bradford City Centre, less than a 15 minute walk from Bradford Forster Square train station, with the prime retail pitches of Kirkgate and Kirkgate Shopping Centre located very close by.

Terms

The property is offered for sale on a freehold basis, at a guide price of £425,000, reflecting a Gross Initial Yield of 10.66% with a reversionary GIY of 13.36%.

Planning

Interested parties are advised to make their own planning enquiries.

VAT

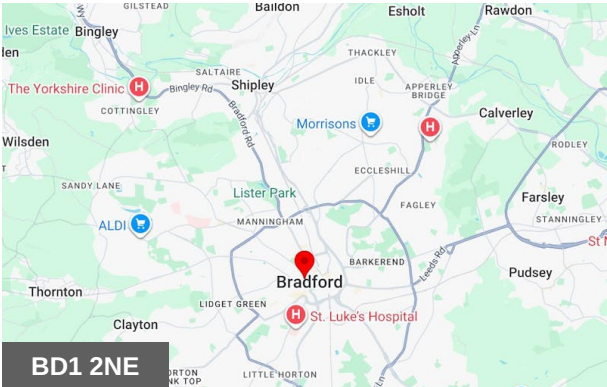
The property is elected for VAT, therefore VAT will be payable on the sale.

Legal Costs

Each party to bear their own costs.

Viewings

Viewings to be arranged through the sole agents Carter Towler.



Viewing & Further Information



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108 - 114 SUNBRIDGE ROAD, BRADFORD - TENANCY SCHEDULE

Location	NIA (Sq Ft)	Rateable Value	Tenant	Lease commencement	Term	Expiry	Rent (p.a.)	Comments
Ground floor (110-112)	2778	£10,250	Sleep Affairs Limited	11/03/2026	3 years	10/03/2029	£ 12,000	Rising to £13,500pa on 11/02/2027
Ground floor & Basement (108)	3435	£8,400	Vacant					ERV £10,000
Basement (114)	857	£2,950	Vacant					To be let with 108 Sunbridge Rd
1st floor	4536	£12,250	Mata Leao Brazilian JiuJitsu Limited	05/07/2023	5 years	04/07/2028	£ 10,000	30 Barry Street (separate access)
2nd floor	3855	£5,900	The Church of Pentecost UK	01/06/2021	5 years	31/05/2026	£ 6,500	
3rd floor	4827	£6,500	Emily Amber McCormack	01/08/2025	3 years	31/07/2028	£ 7,000	
4th floor	4698	£6,300	Tasif Khan Community Boxing Academy Limited	17/01/2022	5 years	16/01/2027	£ 5,800	
5th floor	2463	£4,000	Callum Mullen	01/02/2026	3 years	31/01/2029	£ 4,000	
						Total income	£ 45,300	
Total approx floor area	27449						£ 10,000	Once Grd floor No.108 let
							£ 1,500	Increase from stepped rent on 110-112
						Potential income	£ 56,800	