

Bradford Office

2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 398729

Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Substantial Detached Building with Parking
Comprising Two Flats and Two Retail Units

Approximate Gross Internal Floor Area 3,000 sqft (279 sqm)



GUIDE PRICE - £150,000

- **Part income producing – existing 'Shades' business not affected**
- **Rare freehold opportunity**
- **Suitable for residential conversion S.T.P**
- **No business rates to pay S.T.Q**

16 PALEY ROAD, BRADFORD, WEST YORKSHIRE, BD4 7EJ

16 PALEY ROAD, BRADFORD, WEST YORKSHIRE, BD4 7EJ

Location

The subject property is situated on Paley Road, just off Wakefield Road (A650), one of the main arterial routes linking the City with the outer ring road and M606/Motorway Network.

Description

The property forms a substantial detached mixed use property comprising two ground floor commercial units and two self contained flats.

In addition there is a large basement storage area which has separate access points.

Off street private car parking is available to the front and side of the property. On street parking is also available.

Rateable Value/Council Tax

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2017 non domestic rating list as follows:

16 Paley Road

Description: Offices & Premises
Rateable Value: £3,700

Basement, 16 Paley Road

Description: Store & Premises
Rateable Value: £3,100

16B Paley Road

Description: Shop & Premises
Rateable Value: £2,800
Uniform Business Rate for 2019/2020: £0.491

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

We have further been informed via the Valuation Office Agency Website that the residential elements (Flat A and Flat B) of accommodation fall within Council Tax Band: A

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

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

Existing Occupancy Details

16B Paley Road (ground floor retail unit)

The accommodation is currently occupied by the Shades Hairdressing business. The passing rent equates to £4,320 per annum exclusive. For further lease details please speak to the agents.

The remaining accommodation which forms part of the subject property is to be sold with full vacant possession.

Guide Price

£150,000

VAT

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

Legal Costs

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

Further Information

Lisa Throupe – 01274 398729/07966 300501
lisa@hayfieldrobinson.co.uk

Ian Hayfield – 07966 336616
ijh@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

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Energy Performance Certificate

Non-Domestic Building



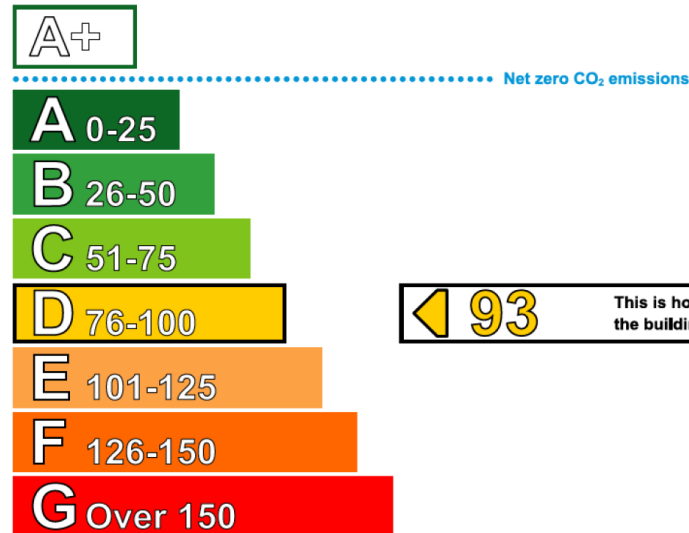
Shades Unisex Hair Salon
16 Paley Road
BRADFORD
BD4 7EJ

Certificate Reference Number:
0491-9290-3230-3690-3303

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	27
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	157.53
Primary energy use (kWh/m ² per year):	931.82

Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
78	If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building



Hainwoofs Dog & Cat Grooming Parlour
16 Paley Road
BRADFORD
BD4 7EJ

Certificate Reference Number:
9990-9902-0383-0390-3080

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 84 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	86
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	84.84
Primary energy use (kWh/m ² per year):	493.97

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

90 If typical of the existing stock



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Energy Performance Certificate



Flat A, 16, Paley Road, BRADFORD, BD4 7EJ

Dwelling type: Top-floor flat
Date of assessment: 28 October 2017
Date of certificate: 10 November 2017
Reference number: 8697-9985-8429-5627-1033
Type of assessment: RdSAP, existing dwelling
Total floor area: 54 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

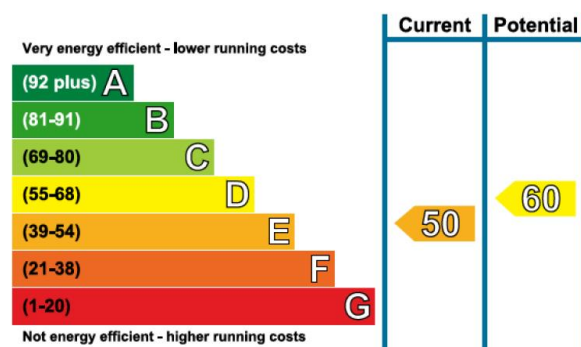
Estimated energy costs of dwelling for 3 years:	£ 2,859
Over 3 years you could save	£ 609

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 120 over 3 years	
Heating	£ 2,388 over 3 years	£ 1,878 over 3 years	
Hot Water	£ 252 over 3 years	£ 252 over 3 years	
Totals	£ 2,859	£ 2,250	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 522	
2 Low energy lighting for all fixed outlets	£30	£ 90	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Energy Performance Certificate



Flat B, 16, Paley Road, BRADFORD, BD4 7EJ

Dwelling type: Top-floor flat
 Date of assessment: 10 November 2017
 Date of certificate: 10 November 2017
 Reference number: 9556-2840-7793-9893-5835
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 89 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

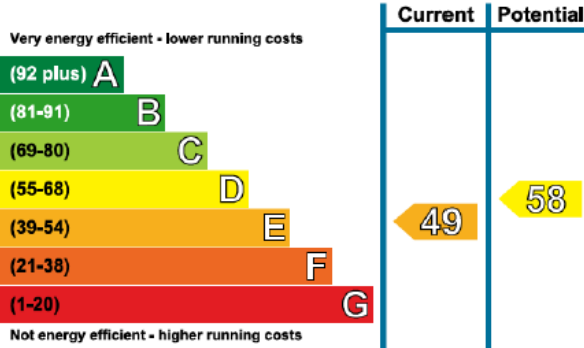
Estimated energy costs of dwelling for 3 years:	£ 4,044
Over 3 years you could save	£ 738

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 189 over 3 years	
Heating	£ 3,396 over 3 years	£ 2,805 over 3 years	
Hot Water	£ 309 over 3 years	£ 312 over 3 years	
Totals	£ 4,044	£ 3,306	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 450	✓
2 Low energy lighting for all fixed outlets	£40	£ 129	
3 Heating controls (room thermostat)	£350 - £450	£ 162	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

