

starkeys

commercial



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**FORMER BAILDON CLINIC
CLIFFE AVENUE
BAILDON**



146M² (1,567 SQ. FT.) ON A SITE OF APPROXIMATELY 0.07HA (0.17 ACRES)

- Situated on Cliffe Avenue, off Baidon Road (B6151), in the popular residential and commercial area of Baildon
- Suitable for a variety of uses, including residential development, subject to consents.

FOR SALE - OFFERS INVITED

01274 307910

3 Manor Row, Bradford BD1 4PB Fax: 01274 728241 email: info@starkeys.co.uk

For a listing of properties, visit our website at www.starkeys.co.uk

**FORMER BAILDON CLINIC
CLIFFE AVENUE
BAILDON**

1. LOCATION:

The premises area situated on Cliffe Avenue, which is situated off Baildon Road (B6151), in the popular residential and commercial area of Baildon, which is situated approximately 5 miles north of Bradford city centre.

The property is situated in a mixed use area being adjacent to residential properties and Cliffe Avenue Surgery. There are some retailers in Cliffe Avenue and further retailers including a Co-op in Baildon Road.

2. GENERAL DESCRIPTION:

The premises provide a detached single storey former surgery with an asphalted car park. The premises have been partitioned to provide a range of offices, consulting rooms, stores, kitchen and WC facilities with a mixture of carpeted and vinyl covered floors, predominantly painted walls and ceilings, timber windows, fluorescent lighting and a mixture of wall mounted electric heaters and wall mounted storage heaters.

3. ACCOMMODATION:

SITE AREA

We assess the total site area is approximately 0.07ha (0.17 acres).

THE BUILDING

The property which has a total gross internal floor area of **145.57m² (1,567 sq. ft.)** has been partitioned to provide the following:

Entrance Lobby	
Store/Meter Room	3.34m ² (36 sq. ft.)
Cleaner's Store	3.44m ² (37 sq. ft.)
Store	6.97m ² (75 sq. ft.)
WC	
WC	

Store/Office	7.90m ² (85 sq. ft.)
Kitchen	7.06m ² (76 sq. ft.)
Office/Waiting Area	28.89m ² (311 sq. ft.)
Office/Consulting Room	21.65m ² (233 sq. ft.)
Office/Consulting Room	14.40m ² (155 sq. ft.)
Circulation/Waiting Area	6.97m ² (75 sq. ft.)
Store	3.34m ² (36 sq. ft.)
WC	
Clinic	14.21m ² (153 sq. ft.)

4. RATING:

The Rating Authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £4,300 (Health Centre and Premises).

The Uniform Business Rate for 2018/2019 is £0.480.

The above information was obtained from the Valuation Office website and interested parties must make their own enquiries to verify the information provided.

5. SERVICES:

We understand the premises benefit from all mains services other than gas. The property is heated by a mixture of wall mounted electric heaters and electric storage heating. The property has a fire alarm system, emergency lighting, smoke detection and a burglar alarm system.

No tests have been carried out on any of the services and we are unable to comment on their condition or capacity.

6. PLANNING:

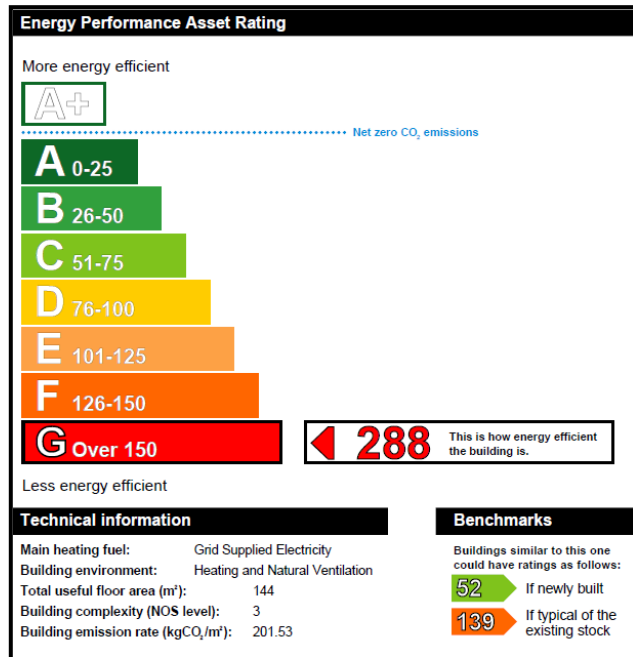
A pre-application enquiry has been made to Bradford Council who have stated that the site has good potential for residential redevelopment being potentially suitable for two or three houses, preferably two storeys in height and designed to be accessed from Cliffe Avenue. Two parking spaces per dwelling will be needed.

A copy of the pre-application enquiry response is available upon request.

7. TENURE:

The property is of freehold tenure (Title Number WYK539996). A copy of the title register and plan are available upon request.

8. EPC:



9. TERMS

Offers are invited for the freehold interest. The vendor would prefer an unconditional offer however offers conditional upon receipt of planning permission will also be considered.

10. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:-

STARKEYS
3 MANOR ROW
BRADFORD
BD1 4PB

TELEPHONE:- (01274) 307910

ANDREW WARD

4 January 2019

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

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2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

PROPERTY MISDESCRIPTIONS ACT 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.