

**PART LET RETAIL & RESIDENTIAL PREMISES
126 CUMBERLAND ROAD
BRADFORD**



- Situated on the corner of Cumberland Road & Spencer Road
- PVC double glazed windows and central heating to residential accommodation
- 1 shop unit let at £4,200 p.a.
- Vacant shop unit and 4 bedroom living accommodation

FOR SALE - £175,000

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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126 CUMBERLAND ROAD
BRADFORD**

1. LOCATION:

The property is situated on the corner of Cumberland Road and Spencer Road, close to the latter's junction with Beckside Road, which leads to Great Horton Road, one of the main roads leading to and from Bradford city centre, which is situated approximately 1½ miles north-east of the property. The property is located in a mixed commercial and residential area.

2. GENERAL DESCRIPTION:

The premises provide an end of terrace retail and residential property constructed in stone with a pitched slate covered roof drained by PVC rainwater goods and with a dormer to Cumberland Road.

The main shop unit provides a sales area with a timber shop front to Spencer Road. Partitioned out of the sales area is a WC.

There is a second shop unit with a PVC double glazed window and PVC door to Spencer Road.

The residential accommodation, which is self-contained, provides a first floor kitchen, dining room and lounge, 2 bedrooms and a bathroom at second floor level and 2 further bedrooms at third floor level. The residential accommodation has PVC double glazed windows and central heating.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

SHOP UNIT 1 (126A CUMBERLAND ROAD)

Sales Area	33.72m ² (363 sq. ft.)
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WC

SHOP UNIT 2 (126B CUMBERLAND ROAD))

Sales Area	18.58m ² (200 sq. ft.)
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WC

RESIDENTIAL ACCOMMODATION

FIRST FLOOR

Kitchen	5.20m ² (56 sq. ft.)
Dining Room	14.21m ² (153 sq. ft.)
Lounge	15.05m ² (162 sq. ft.)
TOTAL FIRST FLOOR AREA	34.46M² (371 SQ. FT.)

SECOND FLOOR

Bedroom	11.33m ² (122 sq. ft.)
Bathroom	
Bedroom	10.59m ² (114 sq. ft.)
TOTAL SECOND FLOOR AREA	21.92M² (236 SQ. FT.)

THIRD FLOOR

Bedroom	7.25m ² (78 sq. ft.)
Bedroom	13.01m ² (140 sq. ft.)
TOTAL THIRD FLOOR AREA	20.26M² (218 SQ. FT.)

4. RATING/COUNCIL TAX:

The local authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office and Government websites which state the premises are subject to the following assessments:

Retail Premises – Rateable Value £4,000 (Shop and Premises)

Residential Accommodation – Council Tax Band A

The Uniform Business Rate for 2025/2026 is £0.499.

The above information was obtained from the Valuation Office and Government websites and we cannot provide any guarantees in respect of its accuracy and interested parties must make their own enquiries.

5. SERVICES:

We understand the premises benefit from all mains services. The residential accommodation benefits from gas central heating. No tests have been carried out on any of the services and we are unable to comment upon their condition or capacity.

6. TENANCIES:

The premises are subject to the following tenancies:

Shop Unit 1 (126A Cumberland Road)

This is let by way of an agreement dated 5 November 2023, to an individual, with a further individual acting as a guarantor, for a term of 12 months from 1 December 2023, at a rent of £4,200 per annum exclusive. The tenant is responsible for maintaining the premises in good condition during the term.

Shop Unit 2 (126B Cumberland Road)

Vacant

Residential Accommodation

Vacant

7. TENURE:

We are informed that the property is freehold.

8. TERMS:

The freehold interest is offered for sale, subject to the existing tenancy, at £175,000.

9. EPC's

126A Cumberland Road – Energy Rating C (53)

126B Cumberland Road - Energy Rating C (67)

Residential Accommodation – Energy Rating E (52)

10. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

STARKEYS
17 VICTORIA MEWS

**MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ANDREW WARD MRICS
TEL:- 01274 307910**

Amended 30 April 2025

MISREPRESENTATION ACT 1967

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

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
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FINANCE ACT 1989

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

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