



10 Stony Lane, Eccleshill, Bradford, BD2 2HN

For sale by Modern Method of Auction Starting Bid Price £230,000, plus Reservation Fee.

Gaugers House is a DETACHED BUILDING extending to over 4,000 sq. ft. over THREE FLOORS. Currently divided into 13 offices, each floor has a communal office along with multiple ancillary rooms including a 22ft integral garage / loading bay. The car park is approx. 50ft x 60ft which further adds to the appeal here. Occupying a prominent plot, at the top of Eccleshill Village. We feel this unique building offers new owners a myriad of commercial / development possibilities (subject to necessary permission). Some key facts for consideration include: Around 2 miles (approx 10mins) to Apperley Bridge Train Station, around 5 miles (approx 20mins) to M606 (M62/J26/Chainbar) Motorway, multiple primary and secondary schools within a circa 2 mile radius, National Retailers within a circa 2 mile radius include: Aldi, Lidl, Home Bargains, Morrisons, Matalan, Sainsburys, Costa, Subway, KFC and McDonalds. Contact Robert Watts for further details and to arrange your viewing.

Start Bid £230,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

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AUCTION TERMS This property is for sale by the Modern Method of Auction. Should you view, offer, or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. You may be recommended services by the Agent/IAM-Sold. Recommended services are optional and the Agent or IAM-Sold will receive payment from the provider where recommended services are taken. As such you should consider your options before accepting recommended services.

LOWER GROUND FLOOR

OFFICE 22' x 19'9" (6.7m x 6.02m)

STORE 6'7" x 5'5" (2m x 1.65m)

STORE 25'2" (7.67) x 22'5" (6.83) max overall With under stairs store

GARAGE/PLANT ROOM 22'1" x 10'8" (6.73m x 3.25m)

STORE 11'2" x 10'7" (3.4m x 3.23m)

STORE 10' x 8' (3.05m x 2.44m)

KITCHEN 11'3" x 8'3" (3.43m x 2.51m)

GROUND FLOOR

REAR OFFICE 21'3" (6.48) x 22' (6.7) max overall plus recess

OFFICE 11'3" x 9'7" (3.43m x 2.92m)

OFFICE 11'4" x 9'6" (3.45m x 2.9m)

STORE 17'8" x 9'4" (5.38m x 2.84m)

LOBBY 12'6" x 12'2" (3.8m x 3.7m)

FRONT OFFICE 12'7" x 10' (3.84m x 3.05m)

OFFICE 10'1" x 7'4" (3.07m x 2.24m)

OFFICE 13'3" x 12'7" (4.04m x 3.84m)

W.C 8'8" x 5'9" (2.64m x 1.75m)

FIRST FLOOR

OFFICE 31' x 17'5" (9.45m x 5.3m)

W.C 9'5" x 5'8" (2.87m x 1.73m)

W.C 5'7" x 2'6" (1.7m x 0.76m)

OFFICE 10'7" x 12'3" (3.23m x 3.73m)

OFFICE 12'6" x 9'9" (3.8m x 2.97m)

STORE 12'5" x 6'9" (3.78m x 2.06m)

KITCHEN 10' x 7'3" (3.05m x 2.2m)

OFFICE 11'1" x 9'4" (3.38m x 2.84m)

OFFICE 11'1" x 11'3" (3.38m x 3.43m)

OFFICE 7'1" x 6'8" (2.16m x 2.03m)

REAR STAIR WELL

OUTSIDE Car park - approx 60ft X 50ft

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Please note this is a guide only and should not be relied upon for accurate measurements.
Plan produced using PlanUp.