



18 Rooley Lane, Just Off Manchester Road, Bradford, BD5 8LX

**** VIEWING IS STRICTLY BY APPOINTMENT ONLY**** COMMERCIAL BUILDING **** ELECTRICAL SHOP ****
LARGE GROUND FLOOR AREA WITH COUNTER AND STORE **** OFFICE SPACE, KITCHEN AND WASH**
FACILITY TO THE FIRST FLOOR **** OVERALL ATTIC AREA ** YARD TO REAR ****

In need of work throughout is this inner terraced situated on a popular roadside position in the BD5 area just off Manchester Road.

**** STOCK AVAILABLE ON SEPARATE NEGOTIATION ****

£150,000

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SHOP 41' x 13' (12.5m x 3.96m)

Display shelving, counter and open stairs to first floor

STORE ROOM 15'11" x 7'10" (4.85m x 2.4m)

Power and light

FIRST FLOOR**OFFICE 14' x 13' (4.27m x 3.96m)****WASHROOM 8' x 6' approx (2.44m x 1.83m approx)**

Sink and W.C

KITCHEN 14' max x 7' (4.27m max x 2.13m)

Storage cupboards. Base units with worktops sink and drainer

SECOND FLOOR**OVERALL ATTIC 21' x 12' approx (6.4m x 3.66m approx)**

Velux window

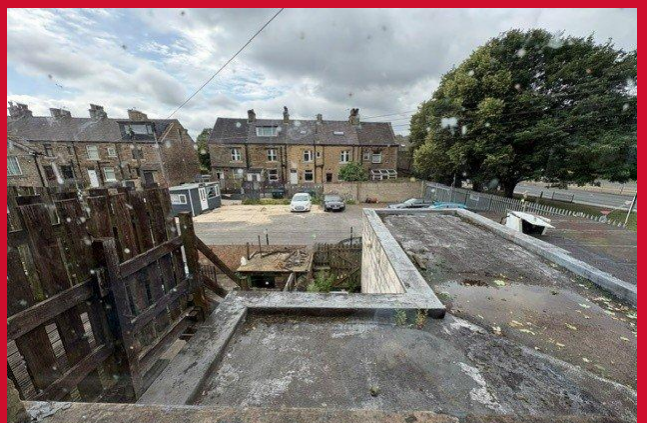
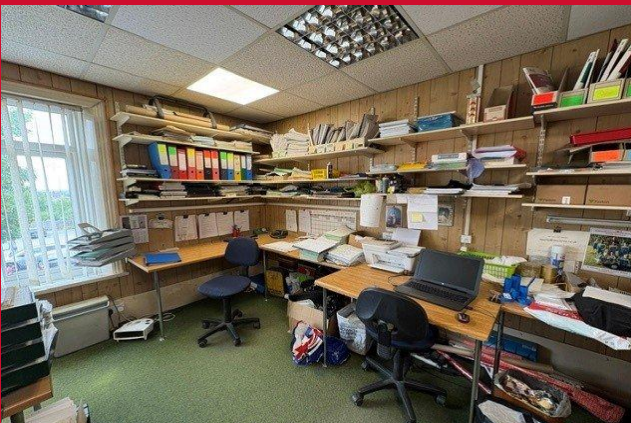
OUTSIDE

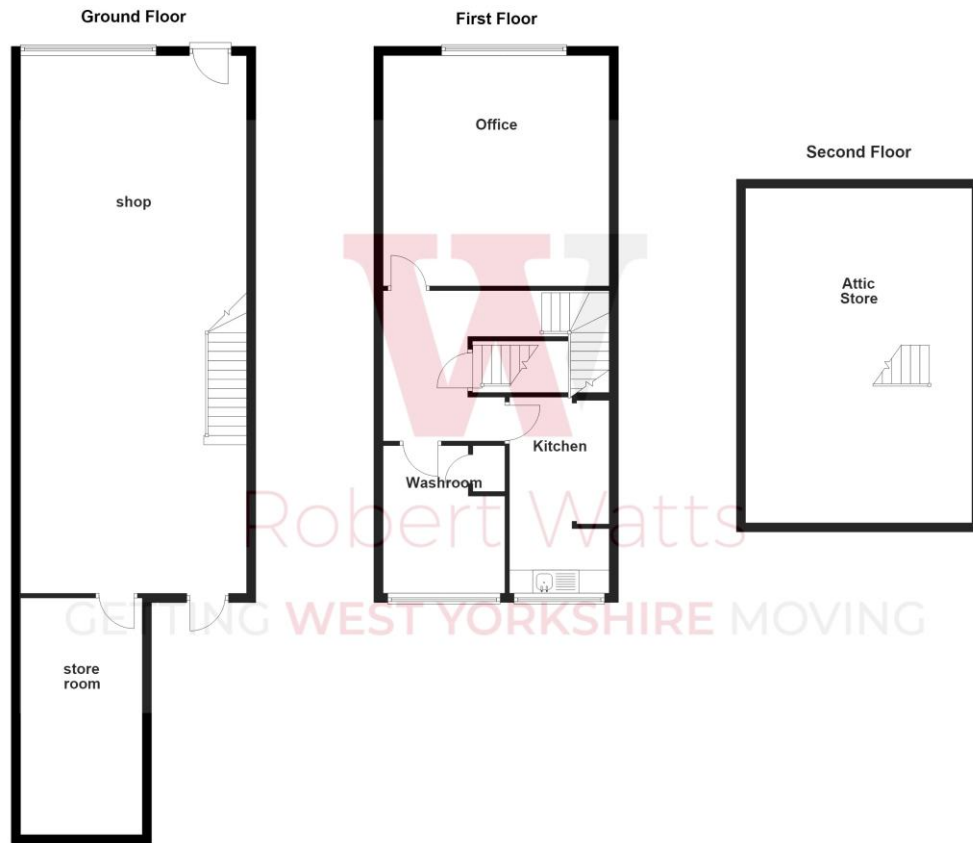
Yard area to the rear

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		