



St. Helena Road, Bradford, BD6

Your Choice Estate Agents are delighted to offer this Freehold Wibsey Garage site, featuring an approximately 5,000 sq. ft. motor repair garage, a 3-bedroom detached house with planning approval for expansion, the potential to add a forecourt for car sales to maximize rental yield, and a current rental income of £18,000 per annum with potential to increase to £32,000-£35,000, all for £295,000—early viewing strongly advised.

Asking Price
£295,000

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk



COMMERCIAL SITE WITH POTENTIAL FOR DEVELOPMENT

Your Choice Estate Agents are thrilled to present this Freehold Wibsey Garage site, featuring an approximately 5,000 sq. ft. motor repair garage, a 3-bedroom detached house with planning approval for expansion, and the potential to add a forecourt for car sales to maximize rental yield. The property, currently generating £18,000 per annum in rental income, has the potential to increase to £32,000-£35,000. All of this is available for £295,000—early viewing is strongly advised.

Property Details:

Garage and Property:

The property has come to the market as our client wishes to pass it on to a new owner. Part of the site is rented to the well-established Wibsey MOT Centre, which specializes in servicing, repairs on all makes, and diagnostics. The business enjoys excellent online visibility with great reviews, contributing to its enviable reputation and large customer base for both car sales and garage services.

Location:

Located on St Helens Road, close to Wibsey town centre, the business benefits from eye-catching signage and high levels of passing trade.

Premises:

The single-storey premises include a workshop with a roller door at the front and a roller shutter to the side leading to the forecourt, a reception/office area with a kitchen, and a WC with a toilet and hand wash basin accessible from the rear. The forecourt can accommodate 10-15 cars.

Residential House:

The detached house includes:

Entrance lounge

Former dining kitchen with side door access

Stairs leading to the landing

3 bedrooms

1 family bathroom

The house requires refurbishment and offers the scope to expand the accommodation. It could potentially be split into three self-contained 1-



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bedroom flats, generating additional rental income.

Investment Potential:

Current Rental Income: £18,000 per annum from the garage unit.

Additional Rental Potential:

£16,900 per annum from the yard.

£12,000 per annum from the two potential self-contained flats in the house.

Tenure: Freehold

EPC Rating: E

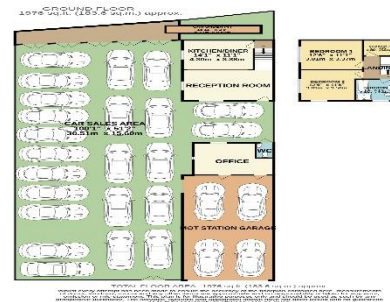
Energy Certificate



Rateable Valuation:

Current rateable value (1 April 2023 to present): £7,600. Please verify with the local authority for the most accurate figures.

Rateable Value Details



Location:

139/141 St Helena Road, Bradford, West Yorkshire, BD6 1TB

VIEWING ARRANGEMENTS:

Strictly by prior telephone appointment with Your Choice Estate Agents.



Thinking of selling or letting your property?

Call us today on 01274 493333 for a FREE VALUATION without obligation.

No Sale or Let – No Charge.

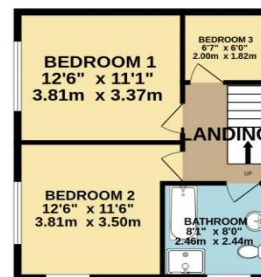
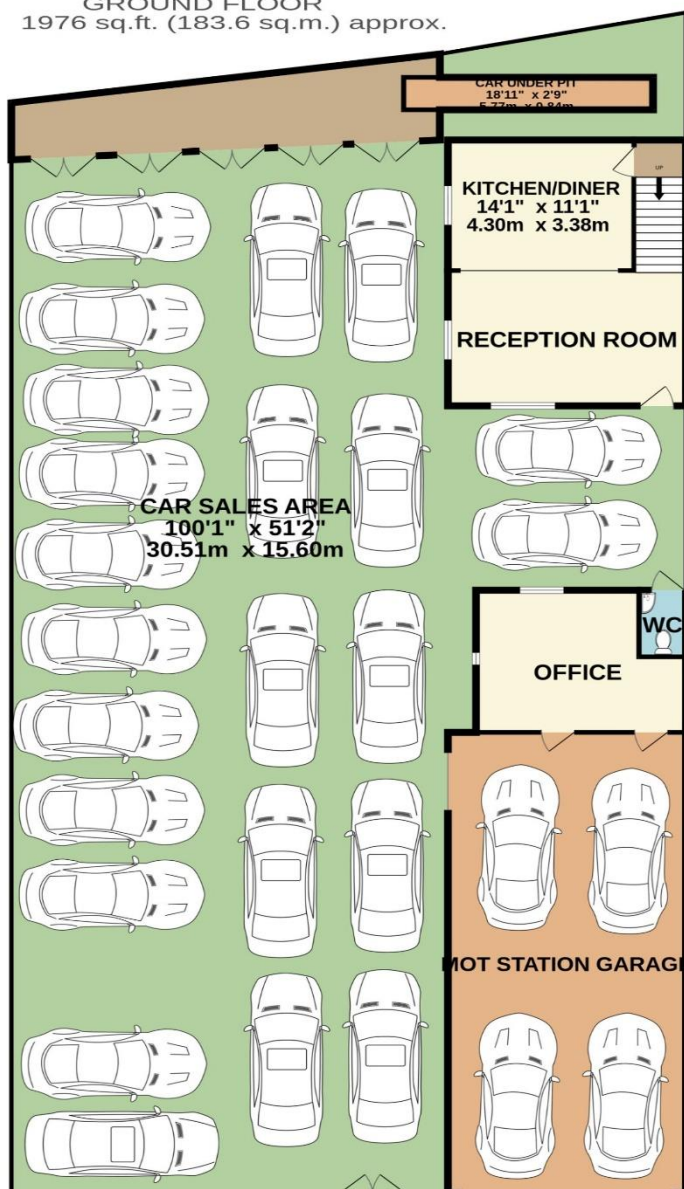
For more details or to arrange an appointment, please contact our office at your earliest convenience.

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GROUND FLOOR
1976 sq.ft. (183.6 sq.m.) approx.



TOTAL FLOOR AREA : 1976 sq.ft. (183.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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