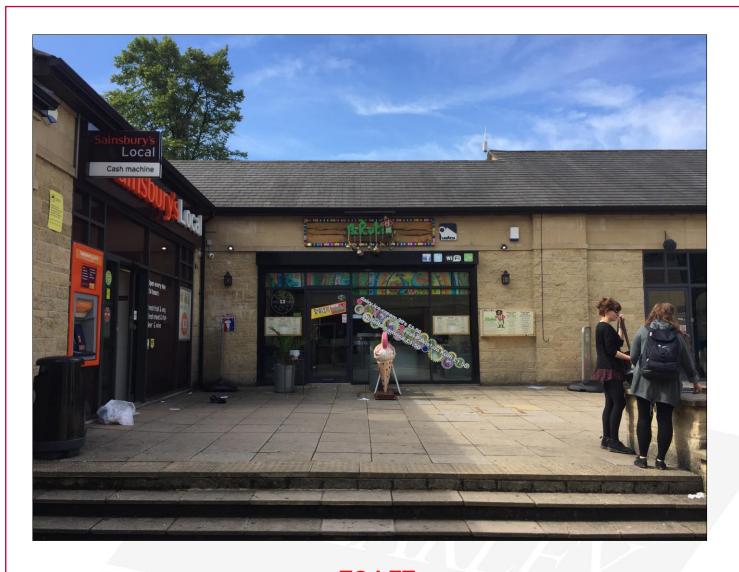


# UNIT 4 – 49-57 GREAT HORTON ROAD BRADFORD, BD7 1AZ



## TO LET

### **Retail Premises**

Situated in a Small Development Anchored by Sainsbury's Directly Opposite Bradford University & Bradford College Extending to a Total of Approximately 55.74 sq. m. (600 sq. ft.)

RENT - £16,000 Per Annum Exclusive



## UNIT 4, 49-57 GREAT HORTON ROAD, BRADFORD, BD7 1AZ

#### **LOCATION**

The property occupies an excellent location, fronting onto Great Horton Road, in a small established development anchored by Sainsbury's Convenience Store, together with an adjoining Subway and a number of other local retailers. The unit is directly opposite The University of Bradford and near to the new Bradford College Hockney building where an investment in excess of £40 Million has recently been completed. The unit is in an established location fronting onto Great Horton Road, situated near to a large number of other similar restaurant, take-away and convenience food retailers and, is in an established student area, near to a number of major student halls including Malik Halls, Foster Halls, "The Green – Sustainable Student Village" etc.

#### **ACCOMMODATION**

The property comprises a single storey retail unit, forming part of an established development and extending in total to approximately 55.74 sq. m. (600 sq. ft.). The property has a frontage to the "Square" directly in front of J Sainsbury Convenience Store and Subway.

#### **RATING ASSESSMENT**

The property is currently assessed for rating purposes as follows:-

Description: Shop & Premises

Rateable Value: £11,500

The Uniform Business Rate for 2015/2016 is 49.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

#### **LEASE**

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating the usual 5 yearly upward only rent reviews.

#### **RENTAL**

£16,000 per annum exclusive.

#### **VAT**

VAT will be chargeable on the rent.

#### **LEGAL COSTS**

The ingoing party to be responsible for all legal costs incurred in the transaction.

#### **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Rating for the property is:-

D - 91

#### **VIEWING**

Strictly by prior appointment with the joint sole letting agents:-

Mark Brearley & Company - Tel: 01274 595999

Email: <a href="mailto:enquiries@markbrearley.co.uk">enquiries@markbrearley.co.uk</a>
Web Site: <a href="mailto:www.markbrearley.co.uk">www.markbrearley.co.uk</a>

Starkeys Commercial - 01274 307910

Email: info@starkeys.co.uk
Website: www.starkeys.co.uk

(August 2015 - 5265C / MAJB)





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