



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:-

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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