



**94 Towngate
Wyke, Bradford
BD12 9JB**



TO LET

**Ground Floor Retail/Office Premises
With First Floor Offices and Staff Areas
The Property May be Suitable for a Variety of Uses
Subject to Planning Consent**

RENTAL: £9,500 Per Annum Exclusive

94 Towngate, Wyke, Bradford, BD12 9JB

LOCATION

The property occupies a main road position in Towngate in Wyke. It is directly opposite a new pharmacy building being near to both Asda with its associated car park and a convenience store occupied by Heron Foods, again with adjoining car parking.

Nearby occupiers in the immediate vicinity also include William Hill, Wyke Pound Store, Towngate Service Centre etc. The property is immediately adjacent to Wyke Cutting Zone.

DESCRIPTION

The property comprises a semi-detached and extended former retail unit, previously occupied as an estate agency providing main sales area and offices at ground floor level, together with first floor office accommodation with appropriate staff areas and toilet facilities.

The property has forecourt car parking for 2 vehicles.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Ground Floor

Main Sales Office	28.15 sqm	(303 sqft)
Office	18.30 sqm	(197 sqft)
Store/Staff	1.39 sqm	(15 sqft)
Total Net Ground Floor Area Approx.	47.84 sqm	(515 sqft)

First Floor

Offices	28.15 sqm	(303 sqft)
Staff	2.42 sqm	(26 sqft)
Toilet Area etc	----	----
Total Net Internal Floor Area Approx.	30.57 sqm	(329 sqft)

External

Forecourt car parking

RATING ASSESSMENT

The property is understood to be assessed for rating purposes as follows:-

Description: Shop and Premises
Rateable Value: £8,200

The Uniform Business Rate for 2019/2020 is 50.4 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.

RENT

£9,500 per annum exclusive.

VAT

We understand the property is not registered for VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

D - 95

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999
Email: enquiries@markbrearley.co.uk
Web Site: www.markbrearley.co.uk

(April 2019 – Amended July 2019 - 5996 / MAJB)



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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