



**478 Huddersfield Road  
Wyke, Bradford, BD12 8AY**



**TO LET**

**Lock-Up Shop Unit of 29.36 sqm (316 sqft)  
Suitable for a Variety of Uses (Subject to Planning)**

**RENT: £4,950 Per Annum Exclusive**

# 478 Huddersfield Road, Wyke, Bradford, BD12 8AY

## LOCATION

The property is situated approximately 4 miles south of Bradford City Centre in Wyke, occupying a prominent corner position at the junction of Crown Street and Huddersfield Road (B6379) only a short distance north of Wyke's retail core. Immediate surrounding occupiers include the Junction and Crown Public House, together with a number of local retailers and predominantly housing.

On street car parking is available in the immediate vicinity.

## PROPERTY

The property comprises a ground floor retail unit, with full display shop frontage, central doorway and benefits from a security roller shutter. The unit has a rear toilet facility.

## ACCOMMODATION

The property offers the following principle dimensions and net internal floor areas:-

Gross Frontage –	4.98 metres (16'4")
Shop Depth	5.90 metres (19' 3")
<u>Ground Floor</u>	
Sales Area	29.36 sq. m. (316 sq. ft.)
Cloakroom with WC	----

## RATING ASSESSMENT

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

Description:	Shop and Premises
Rateable Value:	£5,200

The Uniform Business Rate for 2018/2019 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 lease for a term to be agreed incorporating 3 yearly upward only rent reviews. The lease will be upon an effectively full repairing and insuring basis.

## RENTAL

£4,950 per annum exclusive – plus VAT (if appropriate).

## VAT

VAT will be charged on the rent – if appropriate.

## LEGAL COSTS

The ingoing tenant to be responsible for both parties legal costs incurred.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for this property is as follows:-

C - 71

## VIEWING

Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)

Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)

(March 2019 – 5004 / 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.

13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049