



**51 INGLEBY ROAD
BRADFORD, BD8 9AP**



TO LET

**Retail Unit Extending to Approximately 115.01 sq. m. (1,238 sq. ft.)
Situated on an Established Retail Park Including Subway, Domino's,
Explore Learning & Pakeezah Supermarket (shortly to re-open)
Substantial On-Site Car Parking**

RENTAL – £12,000 Per Annum Exclusive

51 INGLEBY ROAD, BRADFORD, BD8 9AP

LOCATION

The property forms part of an established parade of retail units, situated fronting onto Ingleby Road, close to its junction with Thornton Road, in an established retail area to the west of Bradford City Centre. Ingleby Road, forms part of the Outer Ring Road (A6177) and, nearby there is a substantial Wm Morrison's Supermarket with associated retail shops, petrol filling station etc.

The Range is situated within the same Victoria Shopping Centre development and, other retailers in the immediate vicinity include Lidl, McDonalds, KFC etc. Directly opposite the property is the "Food Court" which includes Mother Hubbards Fish & Chip Restaurant, Raja's and Pakeezah Restaurant/Take-Away,

Within the retail parade, other tenants include Pakeezah Supermarket (due to re-open), Domino's, Subway and Explore Learning.

DESCRIPTION

The property comprises a single storey retail unit, with the benefit of an aluminium shop front and doorway, security roller shutter with shared car parking to front and shared yard area to rear.

ACCOMMODATION

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

Gross Frontage	5.70 metres	(19' 0")
Internal Width	5.56 metres	(18' 3")
Shop & Built Depth	20.68 metres	(67' 10")

Ground Floor

Sales Area	115.01 sq. m.	(1,238 sq. ft.)
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RATING ASSESSMENT

The property will require reassessment upon occupation.

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 upward only rent reviews. There will be a service charge reflecting the costs of repairs to the exterior, main structure, common areas, car parks and yards etc.

RENTAL

£12,000 per annum exclusive – Plus VAT.

VAT

All rents, service charges etc. will be subject to VAT at the prevailing rate.

LEGAL COSTS

The incoming tenant to be responsible for all legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

D - 84

VIEWING

Strictly by prior appointment with the joint letting agents:-

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(June 2015 – Amended April 2016 – 5198 / 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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