

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

Queensbury Court,  
Brighouse Road  
BRADFORD  
BD13 1QD



## TO LET

(Royal Eastern Unaffected)

- Newly Created Modern Units Suitable for Retail and Coffee Shop Uses
- From **113.0 sq m (1,216 sq ft)** to **242.7 sq m (2,613 sq ft)**
- Superb Main Road Location Adjacent to a new Tesco Supermarket and Opposite Black Dyke Mills, with Large On Site Dedicated Car Park for 15 Cars
- Suitable for Various Business Concerns!
- **Ready for Tenant's Fit Out with Incentives Available!**

Suite 1, 1<sup>st</sup> Floor, Piccadilly Corner, 2/4 Piccadilly, Bradford, BD1 3LW  
T: 01274 759955 F: 01274 736794 E: info@sharmawilliamson.co.uk  
W: www.sharmawilliamson.co.uk

Office also at 1<sup>st</sup> Floor, 8 Henry Street, Keighley, BD21 3DR



### SITUATION

The premises front onto Brighthouse Road, forming part of the busy A644 arterial route (15,000 passing vehicles per day), close to its main junction with Highgate Road (A647) just outside Queensbury Village Centre, a popular residential suburb close to the Bradford/Halifax border.

Opposite is the sprawling Black Dyke Mill complex whilst next door is a modern Tesco supermarket. The immediate locality is densely populated and there are proposals for further development of in excess of 300 dwellings in the vicinity.

### PROPERTY/ACCOMMODATION

The modern newly created units form part of Queensbury Court comprising 3 commercial units (1 of which is occupied by the Royal Eastern – Oriental takeaway), with ample on site dedicated customer car parking.

The units provide excellent sized modern units which are currently lacking in the area with new shop fronts (with shutters) and services. The units will be handed over in a shell condition to the ingoing tenants, ready for fitting out.

The premises provide the following approximate gross internal floor areas:-

**Unit 1** – let to the Royal Eastern

#### Unit 2 (Retail A1)

|                |        |          |
|----------------|--------|----------|
| Internal width | 7.9 m  | 26ft 0in |
| Built depth    | 16.0 m | 52ft 5in |

#### Ground floor

|  |                   |                   |
|--|-------------------|-------------------|
| <b>Overall gross internal floor area</b> | <b>113.0 sq m</b> | <b>1216 sq ft</b> |
|--|-------------------|-------------------|

#### Unit 3 (Coffee Shop A1/A3)

|                |        |          |
|----------------|--------|----------|
| Internal width | 8.1 m  | 26ft 7in |
| Built depth    | 16.0 m | 52ft 5in |

#### Ground floor

|  |                   |                   |
|--|-------------------|-------------------|
| <b>Overall gross internal floor area</b> | <b>128.1 sq m</b> | <b>1397 sq ft</b> |
|--|-------------------|-------------------|

- Note: both units can be merged to create a single unit extending to approx. **242.7 sq m (2,613 sq ft)**

### RATING

The newly created units will be assessed for rating purposes upon completion of the works/occupation.

### RENT

|                   |                   |
|-------------------|-------------------|
| <b>Unit 2</b>     | <b>£18,500 pa</b> |
| <b>Unit 3</b>     | <b>£20,000 pa</b> |
| <b>Both units</b> | <b>£38,500 pa</b> |

Per annum exclusive Subject to Lease, Plus VAT

### LEASE

The units are available to let upon a new effective full repairing (with service charge recovery) and insuring lease for a term to be agreed and incorporating upwards only rent reviews. **Letting incentives may be available, please contact us to discuss.**

### LEGAL COSTS

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

### VAT

We are advised that VAT will be chargeable on the rents at the standard rate.

### VIEWING

By contacting the joint agents:-

**Sharma Williamson**

**Tel:** 01274 759955

**Email:** [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)

**Web:** [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)

**WSB Property Consultants (Ref John Reid / Adam Mobley)**

**Tel:** 0113 234 1444

**Email:** [jreid@wsbproperty.co.uk](mailto:jreid@wsbproperty.co.uk)

[amobley@wsbproperty.co.uk](mailto:amobley@wsbproperty.co.uk)

(Updated May 2019)

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- Unless otherwise stated all prices and rents are quoted exclusive of VAT.
- Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

## GALLERY



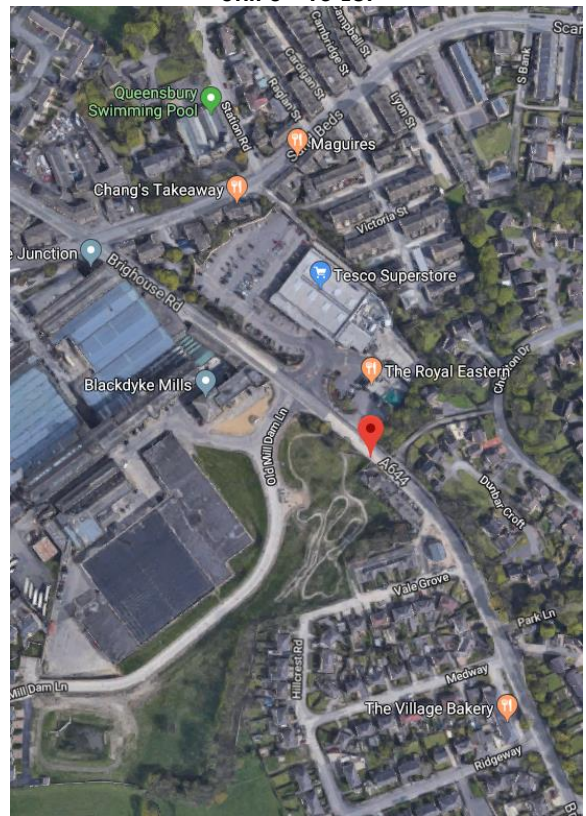
**Unit 2 – To Let**



**Unit 3 – To Let**



**Tenant's Signage Opportunity**



**Location Map**

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