

sharma
williamson

Chartered Surveyors
Commercial Property Agents

489 Barkerend Road
BRADFORD
BD3 8QX



TO LET

DUE TO RELOCATION

- Modern 2 Storey Detached Property with Ground Floor of **85.1 sq m (916 sq ft)** and First Floor of **82.5 sq m (888 sq ft)** Totalling **167.6 sq m (1804 sq ft)**
- Dedicated Car Parking for Approx. 13 Cars and Extensive Landscaping.
- Potential to Extend/Develop the Site Further (Subject to PP)
- Suitable for Various End Concerns .

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SITUATION

The premises occupy a busy location fronting Barkerend Road, a busy vehicular thoroughfare, a short distance from its main junction with Killinghall Road (Bradford Outer Ring Road – A6177) and Otley Road roundabout.

The immediate locality is densely populated with a wide array of long established local and national traders closeby including Lidl, BP Filling Station etc.

Numerous schools are in the vicinity (Byron Primary School, Lapage Primary School and Nursery, Delius Special School, Dixons Marchbank etc.).

PROPERTY/ACCOMMODATION

The property comprises a detached 2 storey property being of combination brick and cement rendered construction surmounted by a pitched tiled roof.

The premises currently provide a ground floor pharmacy and first floor consultation rooms. The first floor is currently accessed via an internal staircase however an external staircase also exists enabling for separate occupation (if required).

The premises benefit from the following amenities:-

- Mains fed fire alarm system
- Intruder alarm system with CCTV facilities
- UPVC double glazed units/aluminium framed/powder coated display windows and security shutters.
- Central heating facilities to first floor

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

	Sq m	Sq ft
<u>Ground floor</u>		
Customer area		
Understairs store		
2 partitioned consultation rooms		
Dispensary		
Overall	85.1	916
Disabled WC	-	-
<u>First floor</u>		
Partitioning to form:-		
Reception		
Store		
Staff kitchen		
3 x consultation rooms		
Stores		
Overall	82.5	888
WC with showering facilities	-	-

Outside

- Front parking for approx. 13 cars
- Rear overspill car park for an additional 6/8 cars
- Extensive landscaped areas

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:-

Rateable Value : £8,200
Rates Payable (approx): £3,968

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

LEASE/RENT

The property is available on a new full repairing and insuring lease for a term to be agreed incorporating upwards only rent reviews at a quoting rental of **£20,000 per annum exclusive** Subject to Lease, Plus VAT.

MANAGEMENT CHARGE

In addition to the rent and outgoings etc., the tenants will pay to the landlords appointed managing agents a fixed management charge of £250 (+VAT) per quarter.

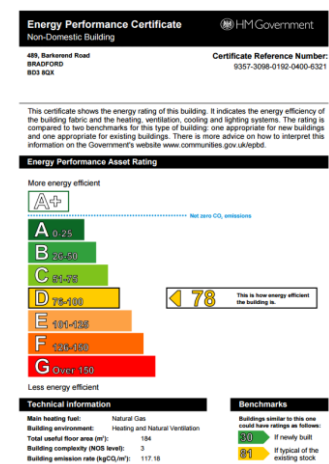
LEGAL COSTS

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

VAT

Our clients advise that VAT is chargeable on the rent (and management charges) at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

By contacting the sole agents:-

Sharma Williamson

Tel: (01274) 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

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