

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

The Leeds Road Business Centre,  
300 Leeds Road  
SHIPLEY  
BD18 1EZ



## FOR SALE/TO LET

### Due to Relocation

- Modern Office Premises Extending to **60.3 sq m (649 sq ft)** with Onsite Dedicated Parking for 10/12 Cars.
- Gated Secure Access.
- Excellent Access to the Region via Leeds Road (A647).
- Suitable for Various Uses.
- **Sale Price: £150,000; Rent: £10,000 pax.**

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





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**SITUATION**

The premises are set back from Leeds Road, forming part of the A657 arterial route providing a direct link from Shipley (approx. 2/3 miles to the West) to Leeds via Greengates and Rodley.

Various amenities are available closeby including a parade of shops next door which include a café, barbers, food outlet etc., whilst closeby are various convenience stores.

The premises are bounded by residential properties.

**PROPERTY/ACCOMMODATION**

The property comprises a modern purpose built 2 storey office building of stone construction with amenities including:-

- UPVC double glazing (with security shutters)
- Intruder alarm with CCTV facilities
- Mains fed fire alarm system
- Central heating system powered by a Bisi gas combination boiler

The premises provide the following approximate net internal floor areas.

	Sq m	Sq ft
<u>Ground floor</u> General office. Staff kitchen with modern units. WC		
<b>Overall</b>	<b>36.8</b>	<b>396</b>
<u>First floor</u> Additional offices with Velux light units.	<b>23.5</b>	<b>253</b>
<b>Total Approx. Net Internal Floor Area</b>	<b>60.3</b>	<b>649</b>

Outside  
Gated access from Leeds Road leading to car parking spaces for approx. 10/12 vehicles. N.B. please note that the mature trees within the car park are protected by TPOs

**RATING**

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

Rateable Value:	£4,650
Rates Payable (approx.):	£2,166

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

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

**LEASE/RENT**

The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews at a commencing rental of **£10,000 per annum exclusive**

**SALE PRICE**

Alternatively, **offers in the region of £150,000** are sought for the freehold interest – subject to contract.

**LEGAL COSTS**

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

**VAT**

Our client advises that VAT is not chargeable on the rent/sale price, however they reserve the right to do so, if appropriate.

**ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate has been commissioned.

**VIEWING**

By contacting the sole 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)

(Revised April 2019)

