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williamson

Chartered Surveyors  
Commercial Property Agents

Unit 3, Oak Lane Plaza  
39 Oak Lane  
BRADFORD  
BD9 4QB



## TO LET

(Subject to Vacant Possession)

- Sizeable Commercial Premises Extending to **242.4 sq m (2,609 sq ft)**
- Busy/Popular Retail Development
- Dedicated Rear Car Park
- Rental of **£26,000 PA**

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





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**SITUATION**

Oak Lane Plaza is situated on Oak Lane, a busy vehicular thoroughfare linking Manningham Lane/Keighley Road (A650) to Toller Lane, Duckworth Lane etc. The immediate locality is densely populated with various amenities closeby.

Other occupiers within the development include Jungle Grill, Mahmoods, Sarah's Interiors and Frescho (convenience store).

1 hour car parking is permitted to the front of the development whilst additional customer/staff parking is available to the rear of the development.

**PROPERTY/ACCOMMODATION**

The modern commercial unit is situated at ground floor level forming part of this modern 2/3 storey mixed use building (with the upper floors having been earmarked for residential conversion).

The unit benefits from the following amenities:-

- Fire alarm system
- Automated security roller shutters
- Intruder alarm

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

Gross frontage	14.5m	47ft 6in
Internal width	13.8m	45ft 6in
Sales depth	14.0m	45ft 10in
Built dept	17.5m	57ft 4in

**Sq m          Sq ft**

<u>Ground floor</u>		
Main sales area, WCs, and various stores		
<b>Overall</b>	<b>242.4</b>	<b>2,609</b>

**RATING**

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

Rateable Value:	£21,750
Rates Payable (approx):	£10,013

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

**RENT**

**£26,000 per annum exclusive Subject to Lease, Plus VAT**

**LEASE**

The property is available to let upon a full repairing (with service charge) and insuring lease for a term to be agreed and incorporating upwards only rent reviews, subject to Vacant Possession being obtained.

**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 at the prevailing rate.

**ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Rating for this property is **D**, a copy of the Certificate and Report is available upon request.

**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)**

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