

sharma
williamson

Chartered Surveyors
Commercial Property Agents

6 Sticker Lane BRADFORD BD4 8DL



TO LET

- Newly Developed Commercial Unit with Ground Floor of **48.2 sq m (519 sq ft)** and Useful Basement.
- Shell Condition – Ready for Tenant's Fit Out.
- Suitable for **Hot Food Use** as well as Various Other Business Concerns.
- Excellent Main Road Location with Parking.

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SITUATION

The premises are situated fronting onto Sticker Lane (forming part of the Bradford Outer Ring Road (A6177) at the junction with Bowling Back Lane and next door to the popular Swaine Green Tavern PH.

The premises enjoy significant volumes of passing traffic and therefore should appeal to a wide variety of business concerns, benefitting also from the availability of on-street car parking and residential dwellings closeby.

Various longstanding commercial occupiers in the vicinity include Stadium Self-Storage, Dunelm and Euro Car Parts.

PROPERTY/ACCOMMODATION

The premises comprise a newly constructed ground floor commercial unit (upper floors are flats and retained by the owners) with usable basement store / ancillary area.

The unit which is open plan in nature comprises a solid floor, UPVC display windows with gas and 3 phase electricity supplies provided to a meter point.

The premises provide the following approximate floor areas.

	Sq m	Sq ft
<u>Ground floor</u>		
Sales area	48.2	519
<u>Basement</u>		
Stores, kitchenette and staff WC		
Overall -	34.7	374

Whilst it is envisaged that the ingoing tenants will carry out a complete fit out, the Landlords will complete the fire alarm and associated works once the intended use is identified.

RATING

The premises will be assessed for rating purposes upon occupation, however it is envisaged that Small Business Rates Relief discount should apply.

RENT

£12,000 per annum exclusive Subject to Lease.

LEASE

The property is available to let upon a new internal repairing (with Service Charge) and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

LEGAL COSTS

The ingoing tenant to be responsible for their own and the landlords reasonable legal costs in this transaction.

VAT

We are advised by our Landlord clients that VAT will not be chargeable, 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

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