

sharma
williamson

Chartered Surveyors
Commercial Property Agents

1230-1234 Leeds Road
BRADFORD
BD3 8LG



TO LET

DUE TO RELOCATION

- Superbly Fitted Hairdressers / Beauticians with a Ground Floor of **101.2 sq m (1097 sq ft)** with Basement Staff Room / Store.
- Prime Leeds Road Location.
- Rent: **£30,000 pax**; Guide Premium: **£50,000** (for all Fixtures & Fittings)
- Potential for Premises to be Extended to the Rear (Subject to PP)

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SITUATION

The premises are situated upon the heart of the Leeds Rd corridor (A647), particularly popular with flagship restaurants (Akbars, Mother Hubbards, Moody's, Moon, Mi Chaii etc.), upmarket clothing boutiques (Shiffons, Liberties etc.), as well as various food outlets, dessert parlours, goldsmiths etc.

Closeby is a contemporary mixed use development anchored by a flagship Icestone Desserts outlet.

Zurich Safe Deposits outlet is next door.

On street car parking is permitted upon this section of Leeds Rd.

PROPERTY/ACCOMMODATION

The stone built building comprises a double fronted terraced property having been amalgamated at ground, first and attic levels.

The premises currently trade as an established hair & beauty salon (trading as The Beauty Wardrobe) and as such, the building has been fully renovated with quality finishes throughout of the highest order.

The current occupiers are looking to relocate and specialise in other parts of their business

The premises provide the following approximate net internal floor areas.

	Sq m	Sq ft
<u>Ground floor</u>		
Main salon area with full height feature entrance door (with security shutters over). Internally, the accommodation is arranged to provide 2 partitioned treatment rooms, open plan reception area and salon / various cutting / washing stations and staff kitchenette.		
Total approx. Net Internal Floor Area	101.2	1097
Disabled WC	-	-
<u>Basement</u>		
Staff room / laundry area	15.3	165
Store	26.7	387

Outside

Sizeable rear concreted yard area providing dedicated car parking and also potential extension of the ground floor (subject to Planning Permission etc.)

RATING

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

Rateable Value:	£14,750
Rates Payable (approx.):	£7,360

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

RENT / LEASE

Rental offers in the region of **£30,000 per annum** are sought for the ground floor / basement with the current occupier relocating to the first floor and attic levels, with the property available to let upon a new effective full repairing and insuring lease, for a term to be agreed and incorporating upwards only rent reviews.

PREMIUM

The premises have been fitted out to the highest order and are ready for a hairdresser / beautician to commence trading straightaway. Therefore premium offers of **£50,000** are sought.

A copy of an outline inventory with fixtures and fittings is available upon request.

LEGAL COSTS

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

VAT

Our clients advise that VAT is not chargeable, although 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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