



**1/1A/1B Athol Road  
Bradford  
BD9 4QT**

- Prominently positioned ground floor premises with combined ground floor sales of **76.7 sq m (826 sq ft)** and useful basement.
- Extensive frontage to Oak Lane.
- Popular High Street location with parking and densely populated surrounding areas.
- PP for restaurant use (Ref: 23/03134/FUL).
- Well proportioned 3 bed living accommodation.
- Rent: **£25,000 pa** (Whole Building).

**SITUATION**

The premises occupy a busy location with its main frontage looking onto Oak Lane at its junction with Athol Road, the former being a busy vehicular thoroughfare .

Oak Lane provides a busy vehicular thoroughfare linking Toller Lane roundabout through to Keighley Road (A650).

The surrounding areas are densely populated, supporting the wide array of longstanding traders represented on Oak Lane.

Time restricted on street car parking is permitted along both sections of Oak Lane on both sides.

**PROPERTY/ACCOMMODATION**

The premises comprise a stone built and extended, end of through terrace mixed use building having traded as Oak Lane Plumbing and DIY for many years (and now available due to retirement), and providing commercial accommodation across ground level (with basement stores) with separate access leading to a 3 bedroomed duplex apartment.

The premises provide the following accommodation and approximate floor areas:

Ground floor

Front sales area with display windows to Oak Lane with customer entrance.  
Rear sales area with display window and separate door.

Basement

Front store with kitchenette and partitioned WC.  
Rear store with partitioned WC.

First floor

Dressing room / potential bedroom 3  
Living room  
Kitchen diner  
Family bathroom

Attic

Bedroom 1 with under eaves storage  
Bedroom 2 with under eaves storage

	Sq. m.	Sq. ft.
<b>Ground Floor (overall)</b>	76.7	826
<b>Basement (overall)</b>	43.8	472
<b>First Floor (overall)</b>	41.0	441
<b>Second floor (overall)</b>	24.4	263
<b>TOTAL OVERALL AREA</b>	<b>185.9</b>	<b>2002</b>

**RATING**

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

**Rateable Value:** £11,500  
**Rates Payable (approx.):** £5,740

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

The living accommodation will attract Council Tax liability.

**RENT**

**£25,000 per annum exclusive** for the whole building— Subject to Lease.

**LEASE**

The whole 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.

*N.B. Whilst the preference is to lease the whole building to a single tenant, consideration may be given to a letting of the ground floor / basement in isolation—Guide Rent upon request.*

**LEGAL COSTS**

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

**VAT**

Our client advises VAT is not chargeable on the rent, although they reserve the right to do so.

**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

**(May 24)**

